

ORDINARY MEETING

25 MARCH 2026

6.13

COMBINED DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR A MULTIPLE DWELLING (70 UNITS) AND RECONFIGURING A LOT (1 LOT INTO 2 LOTS) – REED ROAD, TRINITY PARK – DIVISION 8

PGS 8/30/455: #7827894

PROPOSAL: DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR A MULTIPLE DWELLING (70 UNITS) AND RECONFIGURING A LOT (1 LOT INTO 2 LOTS)

LANDOWNER: M A ANDERSON

APPLICANT: PROPERTY ASSET PARTNERS PTY LTD
C/- URBAN SYNC PTY LTD
PO BOX 2970
CAIRNS QLD 4870

INTERESTED PARTIES: URBAN SYNC
PROPERTY ASSET PARTNERS PTY LTD
M A ANDERSON
CAMBRAY CONSULTING
NEON CONSULTING
NOBLE CONSULTING ENGINEERS
HUMACGROUP
STANTEC
ADVANCED VEGETATION MANAGEMENT
SUZAN QUIGG LANDSCAPE DESIGN
WMS ENGINEERING
INSIGHT DESIGN AND ASSESSMENT SERVICES

Note: The identification of interested parties is provided on a best endeavours basis by Council Officers and may not be exhaustive.

LOCATION OF SITE: REED ROAD, TRINITY PARK

PROPERTY: LOT 10 ON SP123049

ZONE: LOW-MEDIUM DENSITY RESIDENTIAL ZONE

LOCAL PLAN: NONE

PLANNING SCHEME: CAIRNSPLAN 2016 V3.1

REFERRAL AGENCIES: NONE

NUMBER OF SUBMITTERS: NONE

STATUTORY ASSESSMENT DEADLINE: 25 MARCH 2026

APPLICATION DATE: 17 APRIL 2025

DIVISION: 8

ATTACHMENTS:

1. APPROVED PLAN(S) & DOCUMENT(S) FOR PART A – MATERIAL CHANGE OF USE
2. APPROVED PLAN(S) & DOCUMENT(S) FOR PART B – RECONFIGURING A LOT
3. NOTICE OF INTENTION TO COMMENCE USE
4. INFRASTRUCTURE CHARGES CALCULATIONS

LOCALITY PLAN



RECOMMENDATION

That Council approves the Combined Development Application for a Material Change of Use for a Multiple Dwelling (70 units) and Reconfiguring a Lot (1 Lot into 2 Lots) over land formally described as Lot 10 on SP123049 situated at Reed Road, Trinity Park, subject to the following conditions:

PART A: Material Change of Use

Note: This part applies to the aspect of development relating to a Material Change of Use only.

Approved Plan(s) and Document(s)

The term 'approved plan(s) and document(s)' or similar expression means:

Plan or Document	Reference	Date
Overall Site	Plan No. 1919-SK-02, Rev D, Prepared by HumacGroup	14 January 2026
Site Plan	Plan No. 1919-SK-03, Rev E, Prepared by HumacGroup	14 January 2026
Solar Study	Plan No. 1919-SK-04, Rev D, Prepared by HumacGroup	14 January 2026
Plan – Level 01 – 05 (Typical)	Plan No. 1919-SK-07, Rev C, Prepared by HumacGroup	14 January 2026
Plan - Roof	Plan No. 1919-SK-08, Rev C, Prepared by HumacGroup	14 January 2026
Elevations	Plan No. 1919-SK-09, Rev C, Prepared by HumacGroup	14 January 2026
Elevations	Plan No. 1919-SK-10, Rev C, Prepared by HumacGroup	14 January 2026
Elevations	Plan No. 1919-SK-11, Rev C, Prepared by HumacGroup	14 January 2026
Sections	Plan No. 1919-SK-12, Rev C, Prepared by HumacGroup	14 January 2026
Sections	Plan No. 1919-SK-13, Rev C, Prepared by HumacGroup	14 January 2026
Typical Unit Layouts	Plan No. 1919-SK-15, Rev C, Prepared by HumacGroup	14 January 2026
Typical Unit Layouts	Plan No. 1919-SK-16, Rev C, Prepared by HumacGroup	14 January 2026
Typical Unit Layouts	Plan No. 1919-SK-17, Rev C, Prepared by HumacGroup	14 January 2026
Communal Areas	Plan No. 1919-SK-18, Rev C, Prepared by HumacGroup	14 January 2026
Areas & Boundary Setbacks	Plan No. 1919-SK-19, Rev D, Prepared by HumacGroup	14 January 2026

Boundary Interface	Plan No. 1919-SK-20, Rev C, Prepared by HumacGroup	14 January 2026
Perspective Render	Plan No. 1919-SK-05, Rev C, Prepared by HumacGroup	14 January 2026
Perspective Render	Plan No. 1919-SK-14, Rev C, Prepared by HumacGroup	14 January 2026
Material Selection	Plan No. 1919-SK-22 Rev C, Prepared by HumacGroup	14 January 2026
Landscape Documentation including preliminary Landscape Maintenance and Management Plan	Job No. 232312, Issue 3, Prepared by Suzan Quigg Landscape Design (16 Sheets/pages)	2 March 2026

Assessment Manager Conditions

General Requirements		Timing
1.	<p>Approved Plan(s) and Document(s)</p> <p>The development is to be completed and carried out generally in accordance with the approved plan(s) and document(s) above, except where modified by the conditions of this Development Permit.</p>	At all times.
2.	<p>Maintain the Approved Development</p> <p>Maintain the approved development generally in accordance with the approved plan(s) and document(s), and any relevant approval required by these conditions of approval.</p>	At all times.
3.	<p>Currency Period</p> <p>This development approval, granted under the provisions of the <i>Planning Act 2016</i> (Qld), lapses six (6) years from the day the development approval takes effect, in accordance with the provisions of section 85 of the <i>Planning Act 2016</i> (Qld).</p>	As stated.
4.	<p>Notice of Intention to Commence Use</p> <p>Written notice must be given to Council that the development fully complies with this Development Permit.</p> <p>Return the attached “Notice of Intention to Commence Use” (attached at Appendix 2).</p>	Prior to Commencement of Use.

<p>5.</p>	<p>External Water Supply and Sewerage Works</p> <p>Design and construct the following water supply and sewerage work external in accordance with Sections D6 and D7 of the FNQROC Development Manual to the premises to connect the land to existing water supply and sewerage infrastructure:</p> <ul style="list-style-type: none"> a. Extend water infrastructure to connect the land to Council’s existing water infrastructure at a point that has sufficient capacity to service the development. b. Extend sewer infrastructure to connect the land to Council’s existing sewer infrastructure at a point that has sufficient capacity to service the development. <p>This condition is imposed pursuant to Section 145 of the <i>Planning Act 2016</i>.</p>	<p>Prior to Commencement of Use.</p>
<p>6.</p>	<p>Internal Water Supply and Sewerage Works Internal</p> <p>Design and construct the following water supply and sewerage works in accordance with Sections D6 and D7 of the FNQROC Development Manual internal to the premises:</p> <ul style="list-style-type: none"> a. The development must be serviced by a single internal water and sewerage connection made clear of any buildings or structures, b. Water supply sub-metering must be designed and installed in accordance with the <i>Plumbing and Drainage Act 2018 (Qld)</i> and the <i>Water Supply (Safety and Reliability) Act 2008 (Qld)</i>, c. Any redundant sewer property connection and water connection must be decommissioned and removed, and d. Design the private fire system to ensure compliance with the relevant building codes and standards and install all necessary on-site pressure boosting and storage. <p>Any fire booster assembly, cabinet and water meters are to be located within the property.</p> <p>Note: Council does not guarantee a minimum service standard for fire fighting from Council’s water network. It is the responsibility of the property owner to ensure adequate supply for the development.</p>	<p>Prior to Commencement of Use.</p>

7.	<p>Access Limitation</p> <p>Ingress and egress for Lot 100 and Lot 200 must only be via the lowest order Road, being Derwent Street, in accordance with the Approved Plans.</p>	At all times.
8.	<p>Access design</p> <p>The design of the access crossover/s (including aprons) must be based on the swept path of the largest vehicle accessing the site to safely enter or exit with a single manoeuvre.</p> <p>An RPEQ must certify that the design provisions are in accordance with AS/NZS 2890.1:2004 – Parking Facilities, Part 1 –Off-street car parking, in particular site distance requirements as detailed in Section 3.2.4 of the standard.</p> <p>Any ramping of the driveway to meet with the finished surface level of car parking areas must occur within the property. No grade change for vehicular access is permitted within the road reserve/ verge.</p>	Prior to issue of a Development Permit for Operational Work.
9.	<p>Crossover Construction Standard</p> <p>The crossover/s and driveway/s (excluding geometric elements) serving the multi-unit development on proposed Lot 200 must comply with the construction specifications specified in the FNQROC Development Manual Standard Drawing S1015F and S1110G all to a commercial standard.</p>	Prior to commencement of use.
10.	<p>Derwent Street Existing Pavement</p> <p>Undertake pavement testing [Falling weight (FWD) and Dynamic Cone Penetrometer (DCP)], or alternative approved testing methodology, for the existing pavement in Derwent Street for regular intervals along the existing carriageway and cul-de-sac.</p> <p>The proposed methodology and testing locations must be submitted to Council for approval prior to investigation being undertaken.</p> <p>Should the wearing course and/or pavement be deemed to not be of a sufficient standard that complies with Council’s FNQROC Development Manual for a Minor Collector Road, the applicant is required to reconstruct the existing pavement and/or</p>	As stated.

	<p>wearing course to meet the necessary standard at no cost to Council.</p> <p>The results of these tests must be submitted to Council as part of the first application for Operational Works.</p> <p>This condition is imposed pursuant to Section 145 of the <i>Planning Act 2016</i>.</p>	
11.	<p>Derwent Street – Road works- General</p> <p>Using the outcomes from the pavement testing of the existing formation in Derwent Street upgrade the full length of Derwent Street to a Minor Collector Road with a minimum 7.5 metre wide carriageway, kerb & channel, footpath, landscaping and lighting, as defined in Council’s FNQROC Development Manual Section D1 – Road Geometry, Section D3 – Road Pavements and S2 – Site Regrading.</p> <p>RPEQ certified design drawings must be submitted to Council for approval as part of the first application for Operational Works.</p> <p>All approved works must be fully completed and constructed prior to commencement of use.</p> <p>This condition is imposed pursuant to Section 145 of the <i>Planning Act 2016</i>.</p>	As stated.
12.	<p>Derwent Street - Cul – de – sac Design</p> <p>The cul-de-sac must be constructed at the end of Derwent Street, generally as shown in the location on the approved plans and must be of sufficient size to turn around a waste collection vehicle, either in a continuous forward movement, or by three-point-turn as required by D1.14 of the FNQROC Development Manual.</p> <p><i>Advice Note: - CRC front load waste collection truck is 11.8 m in length which will be the vehicle used to service the development.</i></p> <p>A dimensioned swept path analysis must be provided in accordance with Austroads – Design Vehicles and Turning Path Templates Guide (AP-G34-23) and demonstrate that the appropriate clearances have been allowed for between the vehicle path, kerb & centreline as detailed in section 3.4 of the guideline.</p>	As stated.

	<p>The revised swept paths must specifically indicate the wheel tracks, edge of the vehicle body and the 500mm clearance envelope etc. and must be certified by an RPEQ.</p> <p>Amended swept paths and details of the cul-de-sac design must be submitted to council for approval as part of the first application for Operational Works.</p> <p>All approved works must be fully completed and constructed prior to commencement of use.</p> <p>This condition is imposed pursuant to Section 145 of the <i>Planning Act 2016</i>.</p>	
<p>13.</p>	<p>Roadworks - Intersection of Derwent Street and Reed Road</p> <p>The intersection of Derwent Street and Reed Road must be upgraded to include the provision of an Auxiliary left turn lane from Reed Road.</p> <p>The design of the intersection must comply with the requirements of Austroads Guide to Road Design guidelines. The geometry must be based on a swept path analysis undertaken in accordance with Austroads – Design Vehicles and Turning Path Templates Guide (AP-G34-23) for a 11.8 metre refuse vehicle (front load waste collection truck).</p> <p>RPEQ certified swept paths diagrams must be submitted to Council for approval as part of the first application for Operational Works and demonstrate that a minimum 500mm clearance has been allowed for between the vehicle path, kerb & adjacent traffic lanes as detailed in section 3.4 of the guideline.</p> <p>The design should also include signage and line marking for a STOP control treatment for vehicles exiting Derwent Street.</p> <p>All approved works must be fully completed and constructed prior to commencement of use.</p> <p>If additional road widening is required to comply with the requirements of this condition, the land must be dedicated to Council as road and a revised survey plan be submitted to Council for approval.</p> <p>This condition is imposed pursuant to Section 145 of the <i>Planning Act 2016</i>.</p>	<p>As stated.</p>

<p>14.</p>	<p>Land requirements - Truncation – Intersection Reed Road / Derwent Street</p> <p>A Road Opening (corner truncation) over land located at the corner of Derwent Street and Reed Road must be undertaken.</p> <p>A RPEQ certified sightline drawing undertaken in accordance with Austroads Guide to Road Design must be submitted with the first application of Operational Works to demonstrate that the extent of land to be dedicated is sufficient to facilitate sightlines, preserve pedestrian and cycle safety and maintain minimum verge width of 4.5 metres.</p> <p>This condition is imposed pursuant to Section 145 of the <i>Planning Act 2016</i>.</p>	<p>Prior to Commencement of Use</p> <p>And</p> <p>As Stated.</p>
<p>15.</p>	<p>Land requirements – Cul-de sac – Derwent Street</p> <p>A Road Opening over land required to accommodate the new cul-de-sac formation and 4.5m verges at the northern end of Derwent Street must be undertaken.</p> <p>The land requirements must reflect the approved cul-de-sac civil works required by this approval.</p> <p>This condition is imposed pursuant to Section 145 of the <i>Planning Act 2016</i>.</p>	<p>Prior to Commencement of Use</p> <p>And</p> <p>As Stated.</p>
<p>16.</p>	<p>Footpath</p> <p>A minimum 2.0 metre wide footpath must be constructed from new cul-de-sac head at the northern end of Derwent Street to Reed Road / Derwent Street intersection, in accordance with FNQROC Development Manual Standard Drawing 1035D.</p> <p>Plans showing the footpath works must be submitted to Council for approval as part of the first application for Operational Works.</p> <p>This condition is imposed pursuant to Section 145 of the <i>Planning Act 2016</i>.</p>	<p>Prior to Commencement of Use</p> <p>AND</p> <p>As Stated.</p>
<p>17.</p>	<p>Internal Car Parking</p> <p>The amount of on-site car parking must be as per the Approved Plan(s), being 119 spaces constructed prior to Commencement of Use.</p>	<p>Prior to Commencement of Use.</p>

	<p>The off-street car park design must be certified by an RPEQ that the provisions comply with AS2890.1 Parking facilities – Off-street car parking and AS2890.6 Off-Street Car Parking for People with Disabilities</p> <p>If the design aspects deviate from Australian standards these must be noted on the design drawing and certified by an RPEQ that the provisions are suitable and do not compromise vehicle and pedestrian safety.</p>	
18.	<p>Tandem Car Parking</p> <p>All car parking spaces configured in a tandem arrangement must be allocated exclusively to a single unit.</p> <p>These allocations must be documented within the Community Management Statement and clearly identified on the relevant title documents.</p>	Prior to Commencement of Use.
19.	<p>Car Parking Levels</p> <p>Finished surface levels of car parking areas are to be constructed at a minimum of the 5% AEP defined inundation event level.</p>	Prior to Commencement of Use.
20.	<p>Internal Manoeuvring</p> <p>All parking, queuing, loading, servicing, unloading and vehicle manoeuvring areas must be undertaken on the land.</p> <p>All vehicles accessing the car park must enter and exit the development in a forward gear.</p>	At all times.
21.	<p>Grade of Access driveway</p> <p>Any ramping of the driveway to meet with the finished surface level of car parking areas must occur within the property.</p> <p>No grade change for vehicular access is permitted within the road reserve/ verge.</p>	Prior to Commencement of Use.
22.	<p>On-Street Parking</p> <p>The development must place no reliance on on-street parking to accommodate residents, visitors or service vehicles</p>	At all times.

23.	<p>Gates</p> <p>If a gate is proposed to the development car park. A sufficient distance must be allowed for vehicle queuing between the gate and the road reserve in accordance with the length requirements of AS2890.1 Parking facilities – Off-street car parking.</p>	Prior to Commencement of Use.
24.	<p>Private Waste Collection</p> <p>The development must be serviced by a private waste collection contractor and is not entitled to Council's collection service.</p> <p>The refuse bin enclosure must be in accordance with the approved plans and the following requirements:</p> <ol style="list-style-type: none"> a. Provide sufficient manoeuvrability for collection services without obstructing the pedestrian footpath in the verge, b. Provide an area of sufficient size to accommodate the required Bulk Bins to service the development, c. Provides a bin area which is imperviously sealed, roofed and bunded and contains a hose down area connected to the internal wastewater system. <p>The bin enclosure must be constructed in accordance with the above requirements.</p> <p><i>Note: It is the developer's responsibility to ensure compliance with this condition as Council will not be providing a service this development.</i></p>	Prior to Commencement of Use.
25.	<p>Refuse Collection / Servicing</p> <p>Refuse collection must be undertaken outside of peak times (7:00am to 9:00am) and (4:00pm to 6:00pm).</p>	At all times.
26.	<p>Floor Levels</p> <p>All finished floor levels of all habitable areas must be a minimum of 300mm above the 1% AEP event, in accordance with the requirements of CairnsPlan 2016 v3.1 and the FNQROC Development Manual.</p>	<p>Prior to commencement of use</p> <p>And</p> <p>At all times.</p>
27.	<p>Stormwater Certification RPEQ</p> <p>Prepare a Stormwater Management Plan which is in accordance with the Queensland Urban Drainage Manual and Section D4 of the FNQROC Development</p>	As stated.

	<p>Manual and provide a copy to Council prior to commencement of works which:</p> <ul style="list-style-type: none"> a. is RPEQ Certified, b. contains supporting information, confirming that the stormwater discharge from the development is designed to convey flows to a lawful point of discharge, c. a design for the stormwater drainage system, d. Post-development peak flows do not exceed pre-development flows for the development, e. Major and minor storm events are addressed, and f. No worsening of flood or drainage impacts occurs upstream or downstream of the site. <p>The stormwater design shown on the Stormwater Drainage Plan certified by the RPEQ, must be constructed prior to commencement of use and maintained at all times.</p> <p><i>Note: Council will record the RPEQ (Stormwater) report and plans as a Property Note for each developed lot.</i></p>	
28.	<p>Stormwater Quality Management</p> <p>Provide the treatment of all stormwater from the development before it discharges across the boundary of the land to the Council drainage system by installing a stormwater quality interception devices (SQIDs) to capture sediments and gross pollutants.</p> <p><i>NOTE: Propriety devices in private ownership may be selected from evaluated devices from Stormwater Australia – Stormwater Quality Improvement Device Evaluation Protocol (SQIDEP).</i></p>	Prior to Commencement of Use.
29.	<p>Nuisances</p> <p>Stormwater discharge must have a no worsening effect on downstream or upstream properties, associated with the following:</p> <ul style="list-style-type: none"> a. diversion of stormwater, b. concentration of stormwater flows, c. changes in other flow characteristics, and, d. changes that affect the future use of land. 	At all times.

<p>30.</p>	<p>Point of Discharge</p> <p>All stormwater from the land must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development, in accordance with the Queensland Urban Drainage Manual.</p> <p><i>Note – The Queensland Urban Drainage Manual provides guidance on lawful points of discharge (Section 3.0).</i></p>	<p>At all times.</p>
<p>31.</p>	<p>Copy of Approval</p> <p>The Development Approval condition(s) relating to the supply of electricity must be provided to Ergon Energy with the application for power supply.</p>	<p>As Stated.</p>
<p>32.</p>	<p>Electricity Supply</p> <p>Underground electricity reticulation must be designed and provided including any requirement for a padmount transformer to service the development in accordance with the requirements of Section D8.04 and D8.06 of the FNQROC Development Manual.</p> <p>HV reticulation and spare LV conduits must be extended underground in the western verge of Derwent Street to the development site.</p> <p>Where there is no requirement for a padmount transformer all new consumer mains connection to the development must be supplied from a pillar as referenced in the FNQROC Development Manual D8.04.7.</p> <p>Any road crossings for the conveyance of HV/LV reticulation across must be tunnel bored.</p> <p>The minimum clearance between a light pole and a driveway should be 1.0m in accordance with the current version of FNQROC Standard Drawing S1015.</p> <p>The Development Approval condition(s) relating to the supply of electricity must be provided to Ergon Energy with the application for power supply.</p>	<p>Prior to Commencement of Use.</p>
<p>33.</p>	<p>Electrical Transformer</p> <p>As required by the development's electricity supply</p>	<p>Prior to Commencement of Use.</p>

	<p>requirements, a padmount transformer must be installed on site and positioned in accordance with the following requirements:</p> <ol style="list-style-type: none"> not located on land used for open space or sport and recreation purposes, screened from view by landscaping, sightscreens and/or fencing, accessible for maintenance in accordance with the relevant utility provider, must be located clear of footpaths; and, must not be located over existing infrastructure. 	
34.	<p>Telecommunications Services</p> <p>The development must be connected to the telecommunications network in accordance with section D8.05 of the FNQROC Development Manual.</p>	Prior to Commencement of Use.
35.	<p>Street Lighting</p> <p>Applicant to arrange with Ergon Energy the installation of Category PR3 lighting designed in accordance with AS/NZS 1158 and the FNQROC Development Manual along the extent of the development's Derwent Street frontage.</p> <p>Existing street lights on Reed Road that have HID luminaires must be upgraded to an equivalent LED aeroscreen luminaire for the development's frontage.</p> <p>All new lighting columns are to be of steel construction with LED luminaires installed at a zero-degree upcast and have an underground service.</p> <p>The Development Approval condition(s) relating to the street lighting must be provided to Ergon Energy with the application for power supply.</p>	Prior to Commencement of Use.
36.	<p>Electricity Supply – Multiple Dwellings</p> <p>Consumers mains to the multiple dwelling development must be underground, the connection point being from an Ergon Energy pillar as referenced in the FNQROC Development Manual D8.04.7.</p>	Prior to Commencement of Use.
37.	<p>Vegetation Clearing</p> <p>Vegetation clearing on Lot 200 must be undertaken in accordance with the following:</p>	As Stated

	<ul style="list-style-type: none"> a. The 2 high value trees shown on the AVM plan 10/06/25 must be protected and retained during site works. b. The 2 high value trees are to be incorporated into the Landscaping Concept plans. c. Tree Protection Zone and Structural Root Zone of the two high value trees are to be identified and protected during site works. d. Methodology specific for each tree to be retained and protected is to be in accordance with the Australian Standard AS 4970 Protection of trees on development sites. e. Observe the requirements of the Wildlife Management condition below (Condition 42). 	
<p>38.</p>	<p>Landscaping</p> <p>The landscaping must be installed in accordance with the approved plan(s) and the conditions stated in this Approval.</p> <p>In addition, the plans and specifications must ensure they provide for the following:</p> <ul style="list-style-type: none"> a. Tree Protection Zone and Structural Root Zone of trees to be retained. c. Location of all civil and structural building work and infrastructure such awnings, water, sewer, stormwater, lighting, driveway locations, edging, internal footpaths and garden beds, and any other essential infrastructure. The plan must demonstrate the proposed design is a suitable fit for the area and proposed works with no conflicts. d. Details and specifications for vertical and horizontal landscaping of the building to reflect the landscaping demonstrated on the Perspective Renders, 1919-SK-05, 1919-SK-15, 1919-SK-20 Revision A including the size and location of the planter boxes, relevant engineering specifications, potting media, trellising, irrigation, and drainage to be incorporated to provide the vertical landscape features. e. Any landscaped areas adjoining parking and manoeuvring areas are protected from vehicle encroachment by a 150mm high vertical concrete kerb or similar. f. Details and specifications for Permanent Irrigation Design for in ground landscaping. 	<p>As stated and</p> <p>Prior to Commencement of Use or Prior to Council approval of the Plan of Subdivision, whichever occurs first</p>

	<p>The above matters are to be addressed through the formal submission of a request for approval of the Landscaping Plans.</p>	
39.	<p>Landscaping Construction Standard</p> <p>The landscaping must be constructed in accordance with approved landscaping plans, and the conditions stated in this approval. If at any stage it is considered necessary to vary the work, approval must be sought in writing prior to commencing the work.</p> <p>Any Council approved changes to the landscaping must be noted (preferably in red ink) and submitted as an amendment so that Council has an accurate record of as-constructed drawings.</p> <p><i>Note: Variations can be sent to PlanningAdmin@ Cairns.qld.gov.au.</i></p>	Prior to Commencement of Use.
40.	<p>Tree and Buffer Planting Supply</p> <p>All trees and buffer plants must be supplied and installed in accordance with the following requirements:</p> <ol style="list-style-type: none"> a. Trees and Palms must be well established at the time of planting in accordance with the supply size nominated within the Planting Schedule and have a minimum of 1.5 metre height from the top of the 300mm/45L container and a minimum two (2) metre height from the top of the 100L containers. b. Buffer and screening shrubs must be semi advanced plants and well-formed and branching at planting. <p>All trees must be well established in their root and branch formation as per AS2303 Tree Stock for Landscape Use including formatively pruned and presenting a clear trunk and canopy.</p>	Prior to Commencement of Use.
41.	<p>Landscaping Inspections</p> <p>External Landscaping must be inspected by Council and achieve Works Acceptance in accordance with CP1 of the <i>FNQROC Development Manual – Construction Procedures</i>. Upon acceptance, the landscaping must be maintained and established by the applicant/property owner to the satisfaction of Council until Final Works Acceptance.</p>	As Stated.

	<p>Internal Landscaping must be inspected by Council at a Landscaping Practical Completion Inspection prior to the Commencement of Use.</p> <p>At all times, the property owner is responsible for the maintenance of the landscaping within the site associated with the subject development.</p>	
42.	<p>Wildlife Management</p> <p>Prior to commencement of vegetation clearing, an inspection to determine the possible presence of native wildlife and particular animal breeding places must be undertaken by a suitably qualified and experienced spotter/catcher. The assessment must include the identification of any breeding places for any Endangered/Vulnerable or Near Threatened animal species, special least concern or colonial breeding species prior to the removal of any tree and/or vegetation.</p> <p>A brief Inspection Report must be prepared and submitted to Council within seven (7) business days of the field inspection.</p> <p>During the removal of trees and vegetation, the spotter/catcher must be present on site for the duration of tree and vegetation removal works.</p> <p><i>Note: Inspection reports must be emailed to planningadmin@ Cairns.qld.gov.au.</i></p> <p><i>Note: The Department of Environment, Science & Innovation must be contacted if native wildlife is found to be present. The suitably qualified and experienced spotter/catcher must be present during the clearing of vegetation.</i></p>	As Stated.
43.	<p>Screening</p> <p>Where direct view is available from the balcony of any unit into either an adjoining habitable room window or balcony, that view must be screened from floor level to a height of 1.5 metres above floor level. The screening used must a maximum of 50% transparent and include vegetated elements.</p>	Prior to Commencement of Use.
44.	<p>Air-Conditioning, Plant and Machinery Screens</p> <p>Air-Conditioning, Plant and Machinery units located</p>	Prior to Commencement of Use.

	above ground level and visible from external properties or the street at the frontage of the land must be screened from view with appropriate materials or landscaping.	
45.	<p>Secure Storage</p> <p>Each dwelling must be provided with a secure storage area that:</p> <ul style="list-style-type: none"> a. Has a minimum area of 2.5m², b. Has a minimum height of 2 metres, c. Is weather proof, and d. Has immunity to the 1% AEP defined inundation event level for the land. 	Prior to Issue of a Development Permit for Building Works.
46.	<p>Outdoor Lighting and Associated Structures</p> <p>Design, position and direct any outdoor lighting so that all lighting complies with AS4282 - Control of The Obtrusive Effects of Outdoor Lighting. The installation of external lighting must be certified by a suitably qualified person.</p>	Prior to Commencement of Use.
47.	<p>Boundary Fencing</p> <p>A minimum 1.8 metres high screen fence must be erected along the common boundary of the development and proposed Lot 100 and existing Lot 12 on SP123050.</p>	Prior to Commencement of Use.
48.	<p>Street Fencing</p> <p>Any proposed fences and/or walls to the street frontage are to be limited to the following:</p> <ul style="list-style-type: none"> a. 1.2 metres in height if less than 50% transparent; or b. 1.5 metres in height if greater than 50% transparency. 	<p>Prior to Commencement of Use</p> <p>And</p> <p>At all times.</p>
49.	<p>Street Numbering</p> <p>The development is to provide clear and legible street numbering and must be maintained at all times while the use is occurring on the site.</p> <p>Unit numbers must be incorporated into letter boxes facing Derwent Street.</p>	<p>Prior to Commencement of Use</p> <p>And</p> <p>At all times.</p>

50.	<p>Damage to Infrastructure and Land</p> <p>a. Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b. Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards.</p> <p><i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p>	As stated.
51.	<p>Acid Sulfate Soils</p> <p>In the event that acid sulfate soils are encountered, the applicant is to ensure the site is managed in accordance with requirements of the Queensland Acid Sulfate Technical Manual. In addition, an ASS/PASS Management Plan is to be submitted to Council within seven (7) days, should site investigations identify the presence of acid sulfate soils.</p>	As Stated

PART B: RECONFIGURING A LOT

Note: This part applies to the aspect of development relating to a Reconfiguring a Lot only.

Approved Plan(s) and Document(s)

The term 'approved plan(s) and document(s)' or similar expression means:

Plan or Document	Reference	Date
Proposed Boundary Realignment Lots 100 & 200	Job No. 304701907, Plan No. 304701907-PP04, Rev. A, Prepared by Stantec	23 January 2026

Assessment Manager Conditions

General Requirements		Timing
1.	<p>Approved Plan(s) and Document(s)</p> <p>The development is to be completed and carried out generally in accordance with the approved plan(s) and document(s) above, except where modified by the conditions of this Development Permit.</p>	At all times.
2.	<p>Currency Period</p> <p>This development approval, granted under the provisions of the <i>Planning Act 2016 (Qld)</i>, lapses six (6) years from the day the development approval takes effect, in accordance with the provisions of section 85 of the <i>Planning Act 2016 (Qld)</i>.</p>	As Stated.
3.	<p>External Water Supply and Sewerage Works</p> <p>Design and construct the following water supply and sewerage work external in accordance with Sections D6 and D7 of the FNQROC Development Manual to the premises to connect the land to existing water supply and sewerage infrastructure:</p> <ol style="list-style-type: none"> a. Extend water infrastructure to connect the land to Council's existing water infrastructure at a point that has sufficient capacity to service the development. b. Extend sewer infrastructure to connect the land to Council's existing sewer infrastructure at a point that has sufficient capacity to service the development. <p>This condition is imposed pursuant to Section 145 of the <i>Planning Act 2016</i>.</p>	Prior to Council approval of the Plan of Subdivision.
4.	<p>Internal Water Supply and Sewerage Work Internal</p> <p>Design and construct the following water supply and sewerage works in accordance with Sections D6 and D7 of the FNQROC Development Manual internal to the premises:</p> <ol style="list-style-type: none"> a. The development (Lots 100 & 200) must be serviced by a single internal water and sewerage connection made clear of any buildings or structures. 	Prior to Council approval of the Plan of Subdivision.

	<p>Evidence of the works having been constructed and completed must be provided to Council.</p>	
5.	<p>Land requirements - Truncation – Intersection Reed Road / Derwent Street</p> <p>A Road Opening (corner truncation - nominally shown as New Road – 57m²) over land located at the corner of Derwent Street and Reed Road must be undertaken.</p> <p>The extent of the Road Opening must be determined by an RPEQ certified sightline drawing undertaken in accordance with Austroads Guide to Road Design to demonstrate that the extent of land to be dedicated is sufficient to facilitate sightlines, preserve pedestrian and cycle safety and maintain minimum verge width of 4.5 metres.</p> <p>This condition is imposed pursuant to Section 145 of the <i>Planning Act 2016</i>.</p>	<p>Prior to Commencement of Use</p> <p>And</p> <p>As Stated.</p>
6.	<p>Land requirements – Cul-de sac – Derwent Street</p> <p>A Road Opening over land required to accommodate the new cul de sac formation and 4.5m verges at the northern end of Derwent Street must be undertaken.</p> <p>The land requirements nominally shown as New Road (157m²) must reflect the approved cul de sac civil works required for the cul de sac.</p> <p>This condition is imposed pursuant to Section 145 of the <i>Planning Act 2016</i>.</p>	<p>Prior to Commencement of Use</p> <p>And</p> <p>As Stated.</p>
7.	<p>Stormwater Certification RPEQ</p> <p>Prepare a Stormwater Management Plan which is in accordance with the Queensland Urban Drainage Manual and Section D4 of the FNQROC Development Manual and provide a copy to Council prior to commencement of works which:</p> <ol style="list-style-type: none"> a. is RPEQ Certified; b. contains supporting information, confirming that the stormwater discharge from the development is designed to convey flows to a lawful point of discharge; c. a design for the stormwater drainage system; d. Post-development peak flows do not exceed pre-development flows for the development; e. Major and minor storm events are addressed; 	<p>As stated.</p>

	<p>f. No worsening of flood or drainage impacts occurs upstream or downstream of the site.</p> <p>The stormwater design shown on the Stormwater Drainage Plan certified by the RPEQ, must be constructed prior to commencement of use and maintained at all times.</p> <p><i>Note: Council will record the RPEQ (Stormwater) report and plans as a Property Note for each developed lot.</i></p>	
8.	<p>Nuisances</p> <p>Stormwater discharge must have a no worsening effect on downstream or upstream properties, associated with the following:</p> <ul style="list-style-type: none"> a. diversion of stormwater; b. concentration of stormwater flows; c. changes in other flow characteristics; and, d. changes that affect the future use of land. 	At all times.
9.	<p>Point of Discharge</p> <p>All stormwater from the land must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development, in accordance with the Queensland Urban Drainage Manual.</p> <p><i>Note – The Queensland Urban Drainage Manual provides guidance on lawful points of discharge (Section 3.0).</i></p>	At all times.
10.	<p>Copy of Approval</p> <p>The Development Approval condition(s) relating to the supply of electricity must be provided to Ergon Energy with the application for power supply.</p>	Prior to Council approval of the Plan of Subdivision.
11.	<p>Electricity Supply</p> <p>Underground electricity reticulation must be designed and provided including any requirement for a padmount transformer to service the new lots in accordance with the requirements of Section D8.04 and D8.06 of the FNQROC Development Manual, particularly:</p> <ul style="list-style-type: none"> a. All new consumer mains connections to the new lot(s) must be supplied from a pillar as referenced 	Prior to Council approval of the Plan of Subdivision.

	<p>in the FNQROC Development Manual D8.04.7;</p> <p>b. Any road crossings for the conveyance of HV/LV reticulation across must be tunnel bored;</p> <p>c. The minimum clearance between a light pole and a driveway should be 1.0m in accordance with the current version of FNQROC Standard Drawing S1015.</p> <p>The Development Approval condition(s) relating to the supply of electricity must be provided to Ergon Energy with the application for power supply.</p>	
12.	<p>Telecommunications Services</p> <p>The development must be connected to the telecommunications network in accordance with section D8.05 of the FNQROC Development Manual.</p>	<p>Prior to Council approval of the Plan of Subdivision.</p>
13.	<p>Evidence of Electrical and Telecommunication Connection</p> <p>Provide Council with evidence of the agreement to provide an electricity supply and telecommunication services for each new lot shown on the approved plan. Such evidence must be in the form of a "Certificate of Electricity Supply" or "Certificate of Electrical Acceptance".</p> <p>The confirmation from the telecommunications provider must be in the form of a receipt for the full payment of the telecommunications "Development Application" or alternatively, a copy of the telecommunications provider "Council Letter".</p>	<p>Prior to Council approval of the Plan of Subdivision.</p>
14.	<p>Damage to Infrastructure and Land</p> <p>a. Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b. Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards.</p>	<p>As stated.</p>

	<p><i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p>	
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ADVICE

1.	<p>Planning Laws</p> <p>Information relating to the <i>Planning Act 2016 (Qld)</i>, <i>Planning Regulation 2017 (Qld)</i> and Development Assessment Rules is located on the Queensland Government’s planning website.</p>
2.	<p>Definitions</p> <p>All terms used in this development approval have those definitions as defined under the <i>Planning Act 2016 (Qld)</i> and <i>Planning Regulation 2017 (Qld)</i> (as at the date of the approval), Queensland Development Code and CairnsPlan 2016.</p> <p>To the extent of any inconsistency, the order of precedence of the above instruments is as follows:</p> <ol style="list-style-type: none"> a. <i>Planning Act 2016 (Qld)</i>; b. <i>Planning Regulation 2017 (Qld)</i>; c. Queensland Development Code; d. CairnsPlan 2016; and e. FNQROC Development Manual.
3.	<p>Further Approvals Required to Carry out the Development</p> <p>The following further approvals are required prior to carrying out the development generally in accordance with the approved plan(s) and drawings:</p> <ul style="list-style-type: none"> • Development Permit for Building Work; • Development Permit for Operational Work; and • Permit for Plumbing Work.
4.	<p>FNQROC Regional Development Manual</p> <p>Access to FNQROC Development Manual, Local Laws, CairnsPlan 2016 and other referenced planning scheme policies are located on Council’s website – www.cairns.qld.gov.au.</p>

5.	<p>Infrastructure Charges Notice</p> <p>A charge levied for the supply of trunk infrastructure is payable to Council in accordance with Council's Infrastructure Charges Resolution No. 2 of 2021 and the Infrastructure Charges Notice, a copy of which is attached for reference purposes only.</p> <p>The original Infrastructure Charges Notice will be provided under cover of a separate letter.</p> <p>The amount in the Infrastructure Charges Notice has been calculated according to Council's Infrastructure Charges Resolution.</p> <p>Please note that this Decision Notice and the Infrastructure Charges Notice are stand-alone documents. The <i>Planning Act 2016 (Qld)</i> confers rights to make representations and appeal in relation to a Decision Notice and an Infrastructure Charges Notice separately.</p> <p>The amount in the Infrastructure Charges Notice is subject to index adjustments and may differ at the time of payment. Please contact Council's Development Assessment Team for review of the charge amount prior to payment.</p> <p>The time when payment is due is contained within the Infrastructure Charges Notice.</p>
6.	<p>Weeds, Pest Animals and Ants</p> <p>Biosecurity Queensland of the Department of Agriculture and Fisheries leads the Queensland Government's efforts to prevent, respond to and recover from pests and diseases threatening agricultural prosperity, the environment, social amenity and human health. All landscape materials, including but not limited to, soils, mulch, grass, gravel, potted or ground plants, pavers and timber used in landscape treatments must be free from weeds, pest animals and ants.</p>
7.	<p>Removal of Protected Vegetation</p> <p>This development approval does not approve or authorise the removal of vegetation that is otherwise protected under separate State or Federal legislation, including under the following:</p> <ul style="list-style-type: none"> a. <i>Environment Protection and Biodiversity Conservation Act 1999 (Cth)</i>; b. <i>Nature Conservation Act 1999 (Qld)</i>; and c. <i>Vegetation Management Act 1999 (Qld)</i>. <p>For further information see: https://www.qld.gov.au/environment/land/management/vegetation/damage.</p>

8.	<p>Native Wildlife</p> <p>Prior to any vegetation damage, an inspection to determine the possible presence of native wildlife and animal breeding places must be undertaken by a suitably qualified and experienced spotter/catcher. The assessment must include the identification of any breeding places for any Endangered/Vulnerable or Near Threatened animal species, special least concern or colonial breeding species prior to the removal of any trees and/or vegetation as per the requirements of section 332 of the <i>Nature Conservation (Wildlife Management) Regulation 2006</i> (Qld). The Department of Environment and Science must be contacted where any Endangered, Vulnerable or Near Threatened native wildlife is found to be present in any area subject to works.</p>
9.	<p><i>Environmental Protection and Biodiversity Act (Cth)</i></p> <p>The <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth) (EPBC Act) applies to an action that has, will have, or is likely to have a significant impact on matters of national environmental significance.</p> <p>Further information on the EPBC Act and a copy of the Significant Impact Guidelines 1.1 – Matters of Environmental Significance (2013) can be obtained from the Department of Agriculture, Water and Environment at https://www.awe.gov.au/environment/epbc/publications/significant-impact-guidelines-11-matters-national-environmental-significance.</p> <p>This approval does not negate the requirement for compliance with other relevant State and Federal statutory requirements, particularly with respect to the disturbance of Spectacled Flying Fox communities. For further information consult with the Queensland State Department of Environment and Science and the Federal Department of Agriculture, Water and Environment.</p>
10.	<p>Cyclone Watch Site Management</p> <p>All building site managers must take all action necessary to ensure building materials and/or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council Officers, prior to commencement of works.</p>
11.	<p>Connections to, Alteration or Realignment of Council Infrastructure</p> <p>Where development works require the connection to, alteration, removal or realignment of Council infrastructure or impact on other public utility infrastructure (e.g. telecommunications, electricity and gas), obtain the necessary approvals from the relevant public utility authority prior to works commencing.</p> <p>All connections or disconnection of water infrastructure must be undertaken by Council at the Applicant's cost.</p>

	<p>Connection to, alteration, removal or realignment of Council infrastructure includes (but is not limited to) fire hydrants, water service meters, sewer maintenance hole covers, stormwater drainage, reinstatement of maintenance hole covers, stormwater drainage, crossovers, footpaths, road pavement, kerb and channel, kerb ramps, medians, traffic islands, road furniture, signage and line-marking.</p>
12.	<p>Bushfire</p> <p>The Building Certifier is responsible for assessing whether the proposed development meets the relevant construction requirements in accordance with AS 3959-2009 Construction of buildings in bushfire-prone areas.</p>
13.	<p>Building Work</p> <p>This approval does not approve or authorise the construction of building work. A Development Permit for Building Work must be obtained in order for construction to commence.</p>
14.	<p>Future Compliance</p> <p>This approval does not negate the requirement for compliance of any future use with CairnsPlan 2016 or any future in force planning schemes, all other relevant Local Laws and other statutory requirements.</p>

PART C: INFRASTRUCTURE CHARGES

1. That an Infrastructure Charges Notice be issued for the development.

PART D: RATES NOTATION

1. The following attribute is to be notated to the property file for Lot 10 on SP123049 (Proposed Lot 100):
 - a. Council may require a portion of this land for road purposes. Please contact the Cairns Infrastructure and Assets Directorate for further information.

LAND USE DEFINITION

In accordance with Schedule 24 of the Planning Regulation 2017, and CairnsPlan 2016 the approved land-use of 'Multiple Dwelling' is defined as:

“Multiple dwelling means a residential use of premises involving 3 or more dwellings, whether attached or detached, for separate households.”

**This definition is provided for convenience only. This Development Permit is limited to the specifications, facts and circumstances as set out in the application submitted to Council and is subject to the abovementioned conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual.*

EXECUTIVE SUMMARY

Council is in receipt of a combined development application for a Material Change of Use for a Multiple Dwelling (70 Units) and Reconfiguring a Lot (1 Lots into 2 Lots) at Reed Road, Trinity Park, more formally described as Lot 10 on SP123049. The application was submitted on 22 April 2025, with a minor change requested on 27 January 2026.

The subject site is within the Low-medium Density Residential Zone of CairnsPlan 2016 v3.1 and is within the Urban Footprint designation of the Far North Queensland Regional Plan. Notwithstanding, the site has never been improved with residential development and is more accurately described as green space. The site has a triple frontage to Navigation Drive, Reed Road and Derwent Street.

The Material Change of Use component of the application (Part A) seeks to facilitate the development of a medium density multiple dwelling in the form of 70 units. There would be three (3) different unit sizes, with the site incorporating open space, recreational facilities and essential amenities. Upgrades to the surrounding transport and infrastructure networks would be facilitated to integrate the development into the community. An impression of the proposed unit development is provided in the following image. Navigation Drive is in the lower left part of the image and Reed Road in the lower right part of the image, with Earl Hill in the background. It is important to note that the image includes a proposed commercial development in the foreground which is not part of this current application and is yet to be decided by Council.



Figure 1: Render from Navigation Drive and Reed Road streetview (Source: HumacGroup, 1919-SK-05) (Note - the commercial facility shown does not form part of this application)

The Reconfiguring a Lot component of the application (Part B) seeks to subdivide the site into two (2) separate lots, being proposed Lot 100 and Lot 200, with areas of 4,362m² and 4,969m², respectively. Lot 200 seeks to contain the proposed multiple dwelling and therefore has a slightly larger area. Lot 100 is proposed for future development that is not detailed within this report.

Key issues for this proposal relate to building height and intensity of development departing from that anticipated by the Planning Scheme. The site characteristics including its size, orientation, location and topography, reduce the potential for adverse impacts to occur to the existing residential character and amenity of the locality.

The development supports the provision of variety and choice in residential product, with a well-designed and articulated building, in a location that is well suited to a higher density form of development given its frontage to two (2) major transport corridors and accessibility to public transport. Separation of more than 40m from adjacent residential development assists to reduce the bulk and scale of the development.

The non-compliance with assessment benchmarks relating to height and intensity are not, in this instance, of such significance that the development cannot be supported. Rather, the development represents an appropriate design response for the land and can be achieved without significant adverse impacts to residential character or amenity. For the reasons outlined in this report, the application is recommended to be approved, subject to conditions.

TOWN PLANNING CONSIDERATIONS

Background

The site has an existing Development Permit for Reconfiguring a Lot (Boundary Realignment), moving the boundary separating Lot 10 on SP123049 & Lot 12 on SP123050 south, resulting in the lot frontage to Reed Road having a significantly reduced area (Council Reference: 8/13/2617 | #7533030). Notwithstanding, this has not undergone Survey Plan Endorsement and is not considered as part of this application.

Site and Surround

Site Description	
Site Area	<ul style="list-style-type: none"> • Site Size: 9,569m² • Site shape: Square
Existing Use of Land	<p>The subject site is currently vacant and covered with dense vegetation. Unformalised walking and vehicle tracks have been carved into the site. There is organic waste stored on site.</p> <p>The subject site is not connected to any existing reticulated services; however, it is capable of connecting to services that are in proximity of the site.</p>
Road Frontage & Access	<p>The site has three (3) frontages as follows:</p> <ul style="list-style-type: none"> • Derwent Street (Access Road) in the order of 100.5 metres, • Reed Road (Sub Arterial Road) in the order of 95.8 metres; and, • Navigation Drive (Sub Arterial Road) in the order of 74.4 metres.
Topography	<p>The site has a relatively flat topography, where the land generally falls to the north of the site.</p>
Vegetation	<p>The subject site is vegetated with mature mixed species. There is a vacant spot in the vegetation towards Navigation Drive where organic waste has been stored. There is also a cleared track for an informal vehicle access from Reed Road and Derwent Street.</p> <p>Despite the sites heavy vegetation, it has not been subject to particular overlay constraints and is not recognised as protected vegetation.</p> <p>The multi unit site contains 2 identified significant trees.</p>
Surrounding Land Uses	<p>The site is centrally located amongst a diverse mix of surrounding land-uses which creates a variation in the amenity and character.</p> <p>North of the site is an existing multiple dwelling referred to as 'Trinity Collective', which are self-contained units used for short-term accommodation.</p> <p>West of the site development consists of single detached dwelling houses established as part of the Ulysses Blue Estate, later Stages of Blue Water Estate, and the Kenfrost Johanna Road project, which are vertically situated between Captain Cook Highway and Navigation Drive.</p>

	<p>South of the site is a mixture of community and recreational uses such as Holy Cross School, Smithfield State High School, Childcare Centres and recreational centres. There is also residential development in the form of detached dwelling houses, being the early stages of Smithfield Village.</p> <p>East of the site consists mainly of older single detached dwelling houses, with a small local centre just over 500m from the site.</p>
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Overlays:

Overlay	Sub-overlay
Acid Sulfate Soils Overlay	<ul style="list-style-type: none"> Land above 5m & below 20m Land at or below 5m AHD
Airport Environs Overlay	<ul style="list-style-type: none"> Area of interest 151m-151m AHD Procedures for Air Navigation Services – Aircraft Operational (PANS-OPS) Surfaces 13 Kilometre buffer zone
Bushfire Hazard Overlay	<ul style="list-style-type: none"> Potential Impact Buffer
Flood and Inundation Hazard Overlay	<ul style="list-style-type: none"> Designated flood hazard area – flood inundation trigger area
Transport network overlay	<ul style="list-style-type: none"> Principal Route Pedestrian Spine Strategic Investigation Route Access Road Sub Arterial Road

Proposals

The application originally included Lots 10 on SP123049 & 12 on SP123050, with the Reconfiguring a Lot component seeking to subdivide 2 Lots into 3 Lots (Council Reference: #7662303), utilising the boundary realignment approved under a separate permit (Council Reference: 8/13/2617 | #7533030). Through issues raised in the assessment process, the design was altered to forego utilising the existing permit and limit the development to one (1) lot. The specifics of the proposal are detailed below.

Part A: Material Change of Use

The material change of use component proposes medium density multiple dwellings in the form of 70 units across two (2) separate towers. The ground floor (storey 1) would consist of car parking only, with storey's 2-5 each containing seven (7) units. The units would consist of three (3) different typologies:

- Type 1 (*Configurations A & B*): 20 x one-bedroom, one-bathroom units;
- Type 2 (*Configurations A, B & C*): 40 x two-bedroom, two-bathroom units; and,
- Type 3 (*Configuration A*): 10 x three-bedroom, three-bathroom units.

The configurations result in slightly different layouts and gross floor areas. The design parameters of the development are summarised below:

Design Parameter	Proposed
Maximum Height	Six (6) storeys and 19.85 metres.
Gross Floor Area (GFA)	6,715.1m ² (Note: 3,357.5m ² per building)
Site Coverage	1,584m ² (31%)
Setbacks	<ul style="list-style-type: none"> • Derwent Street: 6.84m to 15.08m. • Side (south) boundary: 11.39m to 12.64m. • Side (north) boundary: 12.08m to 13.18m. • Navigation Drive: 4.99m to 6.62m.
Car Parks	119 spaces
Refuse	Each building has one (1) refuse area on the ground floor.
Landscaping	671m ² (13%)
Communal Area	391m ² (13%)

The development is proposed to be accessed from Derwent Street, which would be required to be upgraded to a Minor Collector Road. The development would facilitate upgrades to infrastructure and services to respond to the proposed land-use demands, including on-site car parking, new connections to waste and water, electricity and street lighting, widening of Derwent Street and treatments to the Derwent Street - Reed Road intersection.



Figure 2: Aerial view of apartment complex (Source: HumacGroup, Drawing 1919-SK-02)
(Note - the commercial facility shown does not form part of this application)

Part B: Reconfiguring a Lot

The reconfiguring a lot component of the application seeks to subdivide the existing site into two (2) separate lots, being proposed Lots 100 and 200.

Lot	Proposed Area	Frontage	Access
Future Lot 100	4,362m ²	<ul style="list-style-type: none"> Derwent Street: 36.4m Reed Road: 84.7m Navigation Drive: 46.1m 	Derwent Street
Future Lot 200	4,969m ²	<ul style="list-style-type: none"> Derwent Steet: 56.3m. Reed Road: 54.71m. 	Derwent Street

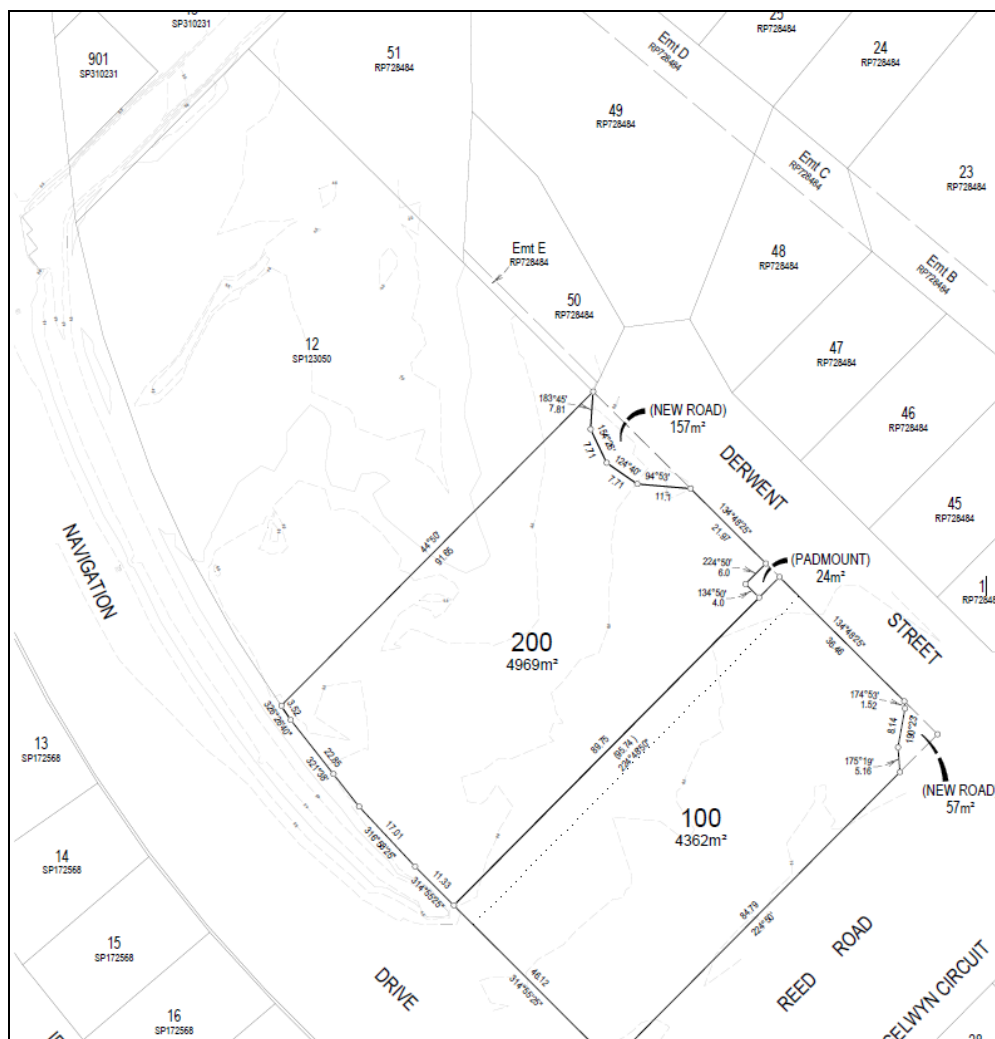


Figure 3: Proposed Lot configuration
(source: Stantec Plan No. 304701907-PP04)

Related Application

An application for Preliminary Approval for a Material Change of Use for Centre Activities that includes a Variation Request to Introduce the Local Centre Zone and a Development Application for a Material Change of Use for a Food and Drink Outlet, Health Care Services, Indoor Sport & Recreation, Office and Shop at Lot 10 SP123049 (proposed Lot 100) was properly made on 10 December 2024 (Council Reference: 8/39/19 | #7556723). That application was intended to be considered in

conjunction with the subject assessment, being Stage 1 of Reed Road, with this application being Stage 2 of Reed Road. Notwithstanding, the Stage 2 application has unresolved infrastructure impacts that require further consideration.

LEGISLATIVE FRAMEWORK

The *Planning Act 2016* identifies the criteria for assessing a Development Application. Both aspects of the development are “Code Assessable”, the relevant criteria are included in sections 45, 59 and 60 of the *Planning Act 2016* and sections 25, 26, 27 and schedules 9 and 10 of the *Planning Regulation 2017*. These provisions identify that a Code Assessment:

1. Must be carried out against the following assessment benchmarks, to the extent that they are relevant to the development i.e. the assessment benchmarks stated in:
 - (a) CairnsPlan 2016 version 3.1 as the relevant local planning instrument in effect when the development application was properly made,
 - (b) Schedules 9 and 10 of the *Planning Regulation 2017*,
 - (c) The Far North Queensland Regional Plan 2009-2031 in effect when the development application was properly made,
 - (d) The State Planning Policy 2017 Part E in effect when the application was properly made,
 - (e) A temporary State Planning Policy applying to the premises in effect when the development application was properly made; and
 - (f) Council’s LGIP in effect when the application was properly made.

2. May give such weight as Council considers is appropriate, in the circumstances, to an amended or replacement version of the statutory instruments referred to in 1 above that came into effect after the development application was properly made but before it is decided.

3. May give such weight as Council considers is appropriate, in the circumstances, to another relevant statutory instrument that came into effect after the development application is properly made but before it is decided.

4. Must be carried out having regard to:
 - (a) Any designation for the premises,
 - (b) Any development approval for, and any lawful use of, the premises or adjacent premises, and
 - (c) The common material.

The following section of this report comprise Officers assessment against the prescribed *Planning Act 2016* and *Planning Regulation 2017* criteria.

Statutory Planning Considerations

State Planning Policy	<p>The State Planning Policy (SPP) contains the State Interest Policies and Assessment Benchmarks which are applicable to the development. The subject site is affected by the following State Interests:</p> <ul style="list-style-type: none"> • Agriculture <ul style="list-style-type: none"> ○ Agricultural Land Classification – Class A & B
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	<ul style="list-style-type: none"> • Biodiversity <ul style="list-style-type: none"> ○ MSES – Wildlife Habitat (Endangered or Vulnerable) • Natural Hazards Risk & Resilience <ul style="list-style-type: none"> ○ Flood Hazard Area – Local Government Flood Mapping Area; ○ Bushfire Prone Area • Strategic Airports and Aviation Facilities <ul style="list-style-type: none"> ○ Obstacle Limitation Surface Area; ○ Wildlife Hazard Buffer Zone; ○ Aviation Facility <p>The CairnsPlan 2016 advances the SPP except for erosion prone areas and the Coastal Management District, and therefore all the relevant State interests that apply to this development have been appropriately reflected in CairnsPlan 2016.</p> <p>With respect to the mapped MSES Wildlife Habitat (endangered or vulnerable) on the land, the specific wildlife species are not identified within the State Planning Policy framework. Officers understand that the designation results from species records that have occurred either on or within a 1km buffer of the site, with records indicating 2 avian species and crocodile as the relevant records.</p> <p>The areas of MSES are not mapped as remnant vegetation and are not included as areas of environmental significance in the Natural Areas Overlay. The area is not connected to broader habitat areas and is located within an urban area.</p> <p>Prior to any works occurring on the land associated with the development, conditions require that an inspection be completed to determine the possible presence of wildlife on the land, with a copy of the report submitted to Council.</p> <p>As such, Officers are satisfied that all relevant assessment matters have been appropriately considered.</p>
FNQ Regional Plan 2009-2031	<p>The subject site is within the FNQ Regional Plan 2009-2031 designation - Urban Footprint.</p> <p>The Regional Plan has been appropriately integrated and reflected through the CairnsPlan 2016.</p>

Matters Prescribed by Regulation

Schedule 10 of the Planning Regulation 2017	<p>Not Applicable</p> <p>The Application did not trigger any Referrals under the triggers identified within Schedule 10 of the Planning Regulation 2017, therefore there are no referral agency responses considered in this assessment.</p>
Schedule 12A of the Planning Regulation 2017	<p>Not Applicable</p> <p>The application does not propose the creation of a new road.</p>

LOCAL CATEGORISING INSTRUMENT

CairnsPlan 2016 v3.1

Relevant Assessment of Codes and Benchmarks of CairnsPlan 2016

CairnsPlan 2016 Assessment Benchmarks	
Assessment Benchmark	Assessment
<p>Low-medium Density Residential Zone</p> <p><i>Applicable Development:</i></p> <ul style="list-style-type: none"> • <i>Material Change of Use;</i> • <i>and,</i> • <i>Reconfiguring a Lot</i> 	<p>Non-compliance with AO1.1, PO3 and PO7 – refer below.</p> <p>The scale of development exceeds the anticipated bulk and density however the size, location, and separation from surrounding sites prevents detrimental impacts to the character and amenity.</p>
<p>Acid Sulfate Soils Overlay Code</p> <p><i>Applicable Development:</i></p> <ul style="list-style-type: none"> • <i>Material Change of Use;</i> • <i>and</i> • <i>Reconfiguring a Lot</i> 	<p>Complies</p> <p>If acid sulfate soils are detected the works would proceed in accordance with the Queensland Acid Sulfate Technical Manual, including ASS/PASS tests where required.</p>
<p>Airport Environs Overlay Code</p> <p><i>Applicable Development:</i></p> <ul style="list-style-type: none"> • <i>Material Change of Use;</i> • <i>and,</i> • <i>Reconfiguring a Lot</i> 	<p>Complies</p> <p>The proposed development would not encroach into the airports operational airspace or cause interruptions to aviation activities.</p>
<p>Bushfire Hazard Overlay Code</p> <p><i>Applicable Development:</i></p> <ul style="list-style-type: none"> • <i>Material Change of Use;</i> • <i>and,</i> • <i>Reconfiguring a Lot</i> 	<p>Non-compliance with AO1.1 – refer below.</p> <p>The development proposes an increase of people living on a site that is partially impacted by the sub-overlay however appropriate risk mitigation would be ensured.</p>
<p>Flood and Inundation Hazard Overlay Code</p> <p><i>Applicable Development:</i></p> <ul style="list-style-type: none"> • <i>Material Change of Use;</i> • <i>and,</i> • <i>Reconfiguring a Lot</i> 	<p>Complies</p> <p>The subject site is located within the overlay and the proposed development would achieve the flood heights associated with the built form aspects.</p>
<p>Transport Network Overlay Code</p> <p><i>Applicable Development:</i></p> <ul style="list-style-type: none"> • <i>Material Change of Use;</i> • <i>and,</i> • <i>Reconfiguring a Lot</i> 	<p>Complies</p> <p>Both sites are able to gain access from Derwent Street, being the lowest order road. An upgrade of Derwent Street and the intersection with Reed Road would be facilitated to accommodate the increased traffic volume.</p>

<p>Multiple Dwelling and Short-term Accommodation Code</p> <p><i>Applicable Development:</i></p> <ul style="list-style-type: none"> • <i>Material Change of Use</i> 	<p>Non-compliance with AO3.2, AO7.1 and AO11.1(a) – refer below.</p> <p>The proposal is non-compliant with the intended density for this zone, however it is mostly compliant with the design requirements for this form of development.</p>
<p>Environmental Performance Code</p> <p><i>Applicable Development:</i></p> <ul style="list-style-type: none"> • <i>Material Change of Use; and,</i> • <i>Reconfiguring a Lot</i> 	<p>Complies</p> <p>The development is residential in nature, therefore the operations of the development are considered to create an amenity consistent with the surrounding area.</p>
<p>Excavation and Filling Code</p> <p><i>Applicable Development:</i></p> <ul style="list-style-type: none"> • <i>Material Change of Use; and,</i> • <i>Reconfiguring a Lot</i> 	<p>Complies</p> <p>Earthworks associated with the development are not anticipated to require excavation or fill to an extent that would trigger non-compliances with the Code.</p>
<p>Infrastructure Works Code</p> <p><i>Applicable Development:</i></p> <ul style="list-style-type: none"> • <i>Material Change of Use; and,</i> • <i>Reconfiguring a Lot</i> 	<p>Complies</p> <p>The development would be connected to all essential infrastructure including water, sewer, electricity, telecommunications, transport and drainage.</p>
<p>Landscaping Code</p> <p><i>Applicable Development:</i></p> <ul style="list-style-type: none"> • <i>Material Change of Use; and,</i> • <i>Reconfiguring a Lot</i> 	<p>Complies</p> <p>To facilitate the development, the majority of site vegetation would be cleared and a new landscaping plan would be endorsed.</p>
<p>Parking and Access Code</p> <p><i>Applicable Development:</i></p> <ul style="list-style-type: none"> • <i>Material Change of Use</i> 	<p>Complies</p> <p>A total of 119 car parking spaces which surpasses the Code requirements, with ample space for bicycle parking within storage cages and units.</p>
<p>Reconfiguring a Lot Code</p> <p><i>Applicable Development:</i></p> <ul style="list-style-type: none"> • <i>Reconfiguring a Lot</i> 	<p>Non-compliance with AO3.1(a) – refer below.</p> <p>The subdivision seeks to provide lot 200 and lot 100, with areas of 4,969m² and 4,362m², respectively which exceeds the zone requirements.</p>
<p>Vegetation Management Code</p> <p><i>Applicable Development:</i></p> <ul style="list-style-type: none"> • <i>Material Change of Use</i> 	<p>Non-compliance with AO1.1-AO1.13 – refer below.</p> <p>The development would result in the majority of site vegetation being removed and proposed landscaping consisting of advanced species.</p>

Assessment against the Outcomes of the Relevant Benchmarks

Where non-compliant with an Acceptable Outcome of a relevant benchmark, a performance-based assessment has been undertaken against the associated Performance Outcome, Overall Outcomes and Purpose statements of the relevant code, as detailed below.

Assessment Benchmark	Performance-based assessment
<p>Low-medium Density Residential Zone Code</p> <p>PO1</p> <p><i>The height of all buildings and structures is in keeping with the amenity of adjoining premises and the residential character of the area.</i></p>	<p>Acceptable Outcome 1.1 states buildings and structures are not more than 8.5 metres and 2 storeys in height. The development, being six (6) storeys and 19.85 metres in height, does not comply with the anticipated built form in terms of height, density or character. Notwithstanding this non-compliance, the development is considered appropriate given the following matters:</p> <ul style="list-style-type: none"> • The characteristics of the site, including size, orientation and topography, and its local context boarded by 2 higher order roads in Navigation Drive (western boundary) and Reed Road (southern boundary), and Derwent Street to the east, allow for a built form outcome other than as strictly anticipated by the planning scheme, to be contemplated. • The nearest residential development (8 Derwent Street) is located more than 40.0m from the proposed building(s), which alleviates the potential for adverse shadowing impacts to occur to any of the surrounding dwellings; and • This separation from surrounding development assists to reduce the impact of the scale and bulk of the built form, which in turn assists the development to integrate with the receiving residential environment. <p>The two buildings present as visually interesting and well-articulated mid-rise development that seeks to make a different, but no less valuable, contribution to the residential character of the locality. The proportion of the site coverage by the buildings is not excessive at ~31% and this is supported by landscaping (13%) and communal facilities (13%).</p> <p>The site is a unique parcel of land that sits at the interface of major transport routes, low-medium density residential development and essential community services. These characteristics, combined with the above matters, support the ability to achieve an alternate built form outcome.</p>
<p>Low-medium Density Residential Zone Code</p> <p>PO3</p> <p><i>Development is consistent with the purpose and overall outcomes sought for the zone.</i></p>	<p>There is no acceptable outcome associated with PO3. The development does not fully comply with this Performance Outcome due to departures with the following Purpose and Overall outcomes:</p> <p>Purpose 1(a) of the Code states the following “(a) a variety of dwelling types, including dwelling houses and low to medium density multiple dwellings” with Overall Outcome 2(d) stating that “a low rise character is achieved.”</p> <p>The development does not achieve a low-rise character, with a building height of six (6) storeys and 19.85 metres in height.</p>

	<p>The proposed development is considered a Medium Density Multiple Dwelling. Whilst the proposed built form does not comply with that anticipated by the planning scheme, the development will provide variety and choice in available residential product, in a manner that does not result in adverse impacts to local residential character and amenity.</p>
<p>Low-medium Density Residential Zone Code PO7 <i>Development does not adversely affect the residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.</i></p>	<p>The proposed development is able to achieve compliance with the Performance Outcome through the following actions:</p> <ul style="list-style-type: none"> • An upgrade of Derwent Street from Access Road to Minor Collector Road; • Ingress and egress treatments to the Derwent Street and Reed Road intersection; • Significant setbacks from all existing dwellings (closest being 41.00 from 8 Derwent Street); and, • Design treatments to provide an attractive built form, including landscaping and reduced site cover. <p>The development would be an outlier to the existing character and amenity of the area and therefore incorporates ameliorative measures to protect the existing character and amenity from being adversely affected.</p>
<p>Transport Network Overlay Code</p>	<p>Both proposed lots are able to gain access from Derwent Street, being the lowest order road. An upgrade of Derwent Street from an Access Road to a Minor Collector Road is required in order to accommodate the increased traffic volume resulting from the multiple dwelling development. Upgrades to the Derwent Street and Reed Road intersection, including a left-turn in lane and corner truncation, would also be facilitated to improve efficiency and safety in the transport network. A pedestrian walkway along Derwent Street would ensure active transport and connectivity.</p> <p>The development proposes a volume greater than anticipated for the transport infrastructure and therefore proposes upgrades to the network to accommodate the increased capacity, relevant safety standards and conform with the surrounding network. These upgrades enable compliance with the Code</p>
<p>Multiple Dwelling and Short-term accommodation Code PO3 <i>Development is designed to: (a) maximise the separation between buildings; (b) provide adequate landscaping that contributes to establishing an attractive and safe streetscape and a high standard of</i></p>	<p>Acceptable outcome 3.2 states the GFA is not more than 0.8 x the site area, which would provide for an AO compliant GFA of 3,975.2m². The proposed GFA is 6,715m² or approximately 1.35 x the site area; therefore non-compliant with AO3.2.</p> <p>Non-compliance with the prescribed GFA is balanced through a reduced development footprint with a built form that prioritises height and reduces site cover. This achieves the Performance Outcome through the following:</p> <ul style="list-style-type: none"> • A modest site cover (being 31%) is achieved through increasing the height of the built form that enables the reduction in the building footprint; • The reduced building width would provide increased space to facilitate greater setbacks and separation from surrounding buildings and the streetscape, resulting in reduced visual impacts;

<p><i>amenity and privacy for residents;</i> <i>(c) provide open space around buildings for recreational opportunities;</i> <i>(d) reduce the bulk of buildings.</i></p>	<ul style="list-style-type: none"> • A landscaping concept plan is provided that prioritises planting along street frontages to improve the visual amenity of the streetscape; and, • Sufficient space to incorporate communal recreational areas along boundaries that do not front the street to improve the amenity of the complex. <p>Whilst the proposed development exceeds the anticipated GFA for the site, the development has been designed to respond to the context of the site to achieve an appropriate built form outcome.</p>
<p>Multiple Dwelling and Short-term accommodation Code PO11 <i>Development provides accessible and functional communal recreation area for the benefit of residents.</i></p>	<p>Acceptable Outcome 11.1(a) states a minimum of 35% of the site is provided as communal recreational area. The proposed development would provide 13% as formalised communal recreational area. Notwithstanding, a further 13% is landscaping and a further 43% communal open space comprising parking, access and manoeuvring areas.</p> <p>The formalised recreational areas include the following:</p> <ul style="list-style-type: none"> • 1 x swimming pool at the north boundary; • 2 x barbeque facilities at the north boundary; • 1 x dog area at the south boundary; and, • 1 x playground at the south boundary. <p>These facilities would be functional and beneficial to residents.</p>
<p>Reconfiguring a Lot Code PO3 <i>Development responds appropriately to its local context, natural systems and site features.</i></p>	<p>Acceptable Outcome 3.1(a) states significant vegetations and trees are retained and incorporated into open space, road reserves, near lot boundaries or as common property. The development seeks to clear the majority of trees on site to establish the development and ancillary services and facilities.</p> <p>The site currently visually presents as green space despite being private land and residentially zoned. Post-clearing of the site, advanced landscaping is proposed that would be of a suitable species to co-locate with urban development. The final design outcome would balance vegetation with residential development, being an interface consistently reflected in the surrounding area.</p>
<p>Vegetation Management Code</p> <p>Applicable Development: <ul style="list-style-type: none"> • Material Change of Use </p>	<p>Non-compliance with AO1.1-AO1.13 – refer below.</p> <p>The proposed development will result in the majority of existing site vegetation being removed, some of which would be replaced with advanced species identified on the landscaping plan provided in the application material. There are two high values trees that will be retained and incorporated into the proposed landscaping of the site. Majority of the site contains species that do not facilitate retention in this location and are not safe to integrate with urban development. Notwithstanding, the proposed species within the landscaping plan would be suitable to co-locate with urban development therefore would not create safety risks to people or property and would not risk encroachment onto buildings and infrastructure. As such, the removal of vegetation is balanced through landscaping of the site in a suitable manner that balances urban development with environmental needs.</p>

RELEVANT MATTERS

The development is subject to Code Assessment and therefore no other relevant matters have been considered in accordance with section 45 of the *Planning Act 2016*.

PUBLIC NOTIFICATION

The development is subject to Code Assessment and therefore Public Notification was not required to be undertaken, in accordance with section 45 of the *Planning Act 2016*.

MATTERS RAISED IN SUBMISSIONS FOR IMPACT ASSESSABLE DEVELOPMENT

The development is subject to Code Assessment and therefore public notification was not required to be undertaken, in accordance with Part 4: Public Notification of the Development Assessment Rules.

INFRASTRUCTURE CHARGES

Council's Infrastructure Charges Resolution No. 2 of 2021 identifies that an Infrastructure Charge is levied for the development. The applicable charge has been calculated in accordance with the Resolution and section 120 of the *Planning Act 2016*.

A copy of the calculation is contained in **Attachment 4**.

LOCAL GOVERNMENT INFRASTRUCTURE PLAN (LGIP)

The development does not require the delivery of trunk infrastructure identified within the Local Government Infrastructure Plan to facilitate the development.

REASONS FOR DECISION

The reasons for this decision are:

1. The proposed development has been assessed in accordance with the provisions of the CairnsPlan 2016 v3.1. While it departs from the standard height and built form provisions, the site context ensures the development can occur without significant adverse impacts to residential character and amenity, or to infrastructure capacity.
2. The proposed multiple dwelling has been appropriately located and designed to provide a high standard of residential amenity and either avoids or mitigates adverse impacts to surrounding land uses.
3. The proposed development is consistent with the Purpose of the Low-medium Density Residential Zone as it seeks to provide a medium density multiple dwelling and promotes variety and choice in residential product. This has been achieved without a significant adverse impact to neighbouring properties or the immediate locality.

4. The design and siting of the development, including significant setbacks, recessed areas, protruding balconies, variation in building materials and colour and the inclusion of significant amounts of landscaping, assist to mitigate any potential adverse amenity or streetscape impacts.
5. The application material, including the Engineering Services Report has demonstrated that the proposed development can be connected to all essential services and infrastructure and conditions have been included on the development approval for relevant upgrades to infrastructure.
6. The application material, including the Traffic Impact Assessment, has demonstrated that the transport network has capacity to accommodate the proposed development by incorporating minor works including widening Derwent Street and upgrading the Reed Road and Derwent Street intersection. Conditions have been included on the development approval for relevant upgrades of the road network.
7. The development has been designed to achieve suitable mitigation of natural hazards, including but not limited to, the provision of suitable flood immunity, secured through conditions of approval.
8. The Reconfiguring a Lot component ensures each lot would be a suitable size and configuration that advances the zone requirements and are capable of supporting land-uses desired by the Zone while retaining sufficient capacity to appropriately respond to site features and constraints.

RISK MANAGEMENT

Council Finance and the Local Economy

The development is to occur on privately owned land and all costs are the responsibility of the developer.

Community and Cultural Heritage

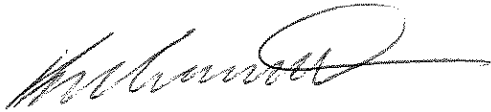
CairnsPlan 2016 sets out framework to ensure appropriate development occurs. The framework is reflected within the overlay, local plan, zone and development codes of which this development application has been assessed against.

Natural Environment

CairnsPlan 2016 sets out framework to ensure appropriate development occurs. The framework is reflected within the overlay, local plan, zone and development codes of which this development application has been assessed against.

ATTACHMENTS

- 1. Approved Plan(s) & Document(s) for Part A Material Change of Use for Multiple Dwellings (70 units)**
- 2. Approved Plan(s) & Document(s) for Part B Reconfiguring a Lot for 1 Lot into 2 Lots**
- 3. Notice of Intention to Comment Use**
- 4. Infrastructure Charges Calculations**



Brett Nancarrow
Interim Executive Manager Development & Planning



Mark Davey
Director Planning, Growth & Sustainability

APPENDIX 1: PART A MCU APPROVED PLAN(S) & DOCUMENT(S)
Approved plans (DM# 7822892) to be attached as pdf to decision notice.

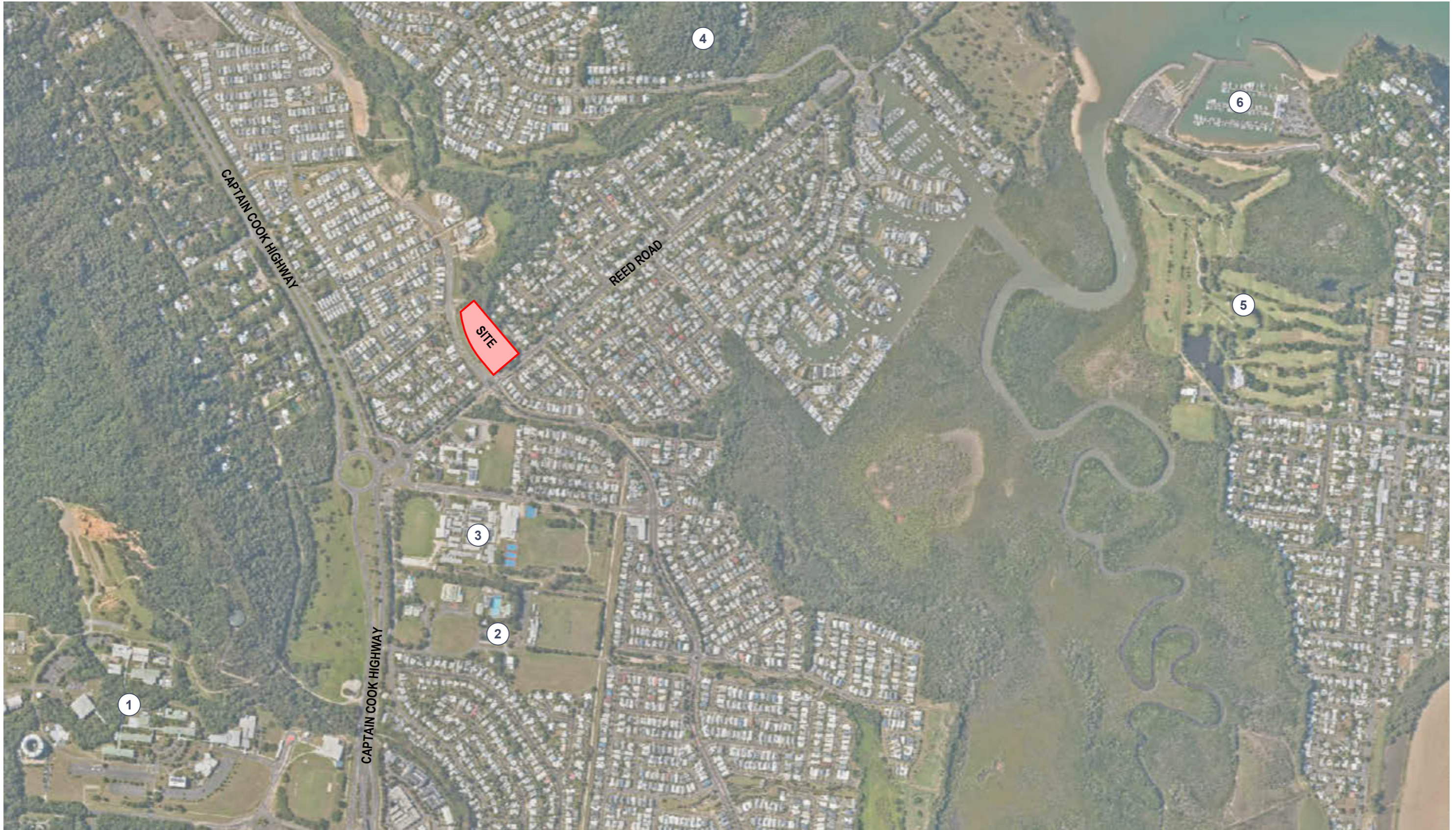


DEVELOPMENT APPLICATION

TRINITY RESIDENCE REED ROAD, SMITHFIELD

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LEGEND

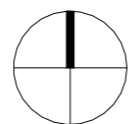
- 1 - JAMES COOK UNIVERSITY
- 2 - SMITHFIELD POOL
- 3 - SMITHFIELD STATE HIGH SCHOOL
- 4 - EARL HILL
- 5 - HALF MOON BAY GOLF CLUB
- 6 - YORKEYS KNOB BOATING CLUB

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TRINITY RESIDENCE

SITE CONTEXT

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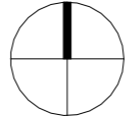
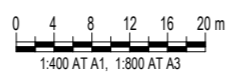


- LEGEND**
- G1 GATE (900 WIDE)
 - G2 GATE (3000 WIDE)
 - IO INSPECTION OPENING
 - MB MAIL BOX
 - MH MAN HOLE
 - WM WATER METRE
 - FENCING AS SELECTED
 - INDICATIVE SANITARY DRAINAGE
 - S—S— EXIST. SEWER
 - SW—SW— EXIST. STORMWATER
 - PL—PL— EXIST. POWER LINES
 - W—W— EXIST. WATER
 - E—E— EXIST. ELECTRICAL LINE
 - T—T— EXIST. TELEPHONE LINE



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TRINITY RESIDENCE

OVERALL SITE

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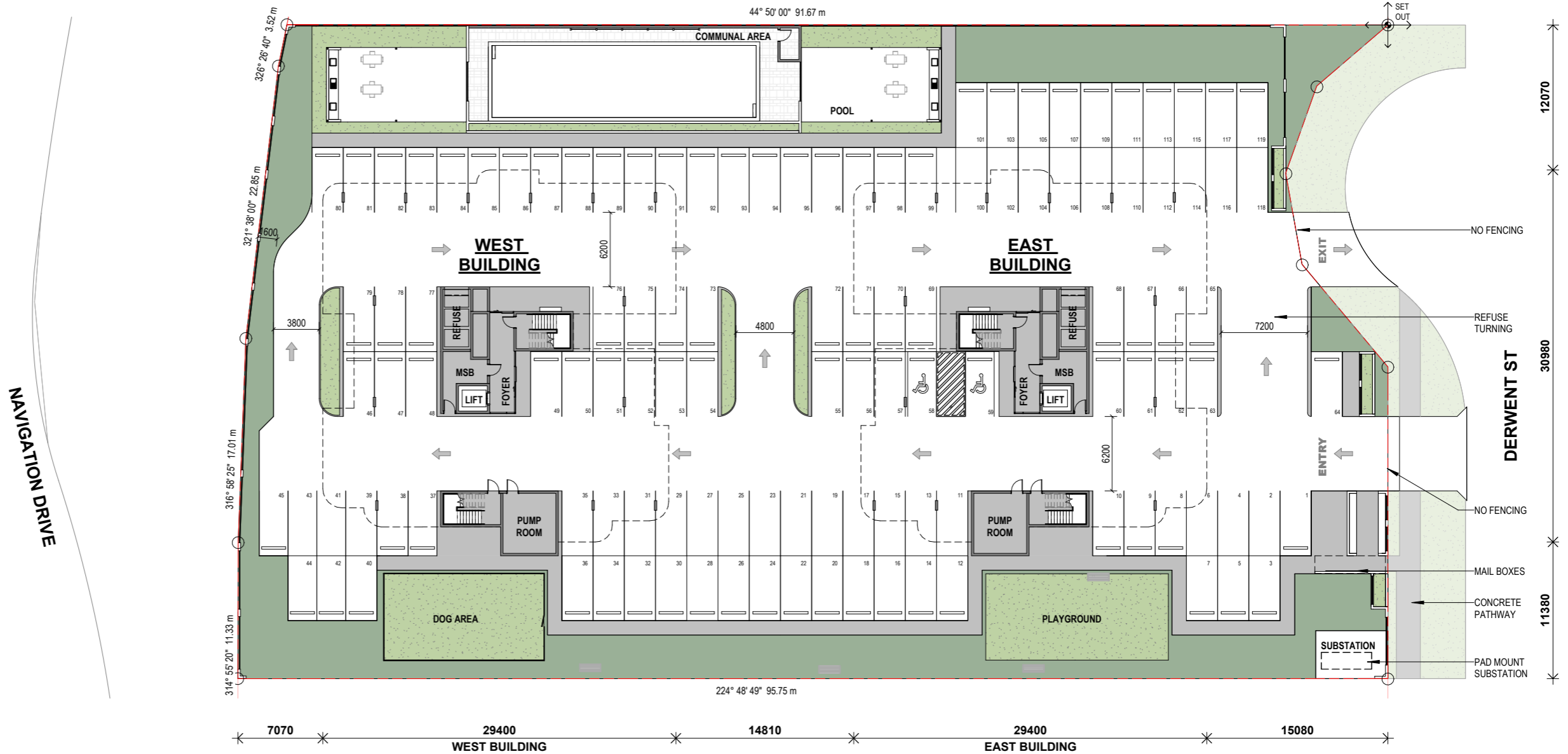
DEVELOPMENT SUMMARY

PROPERTY ADDRESS: REED ROAD, TRINITY PARK
 RP DESCRIPTION: LOT 10 (PART OF LOT 10 SP123049)
 SITE AREA: 4992m²
 LOCAL AUTHORITY: CAIRNS REGIONAL COUNCIL (CRC)
 ZONING: LOW-MEDIUM DENSITY RESIDENTIAL
 AFFECTED OVERLAYS: ACID SULFATE SOILS
 AIRPORT ENVIRONS
 BUSHFIRE HAZARD
 FLOOD AND INUNDATION
 PROPOSED: 2x 6-STOREY BUILDINGS
 1-BED APARTMENTS 20
 2-BED APARTMENTS 40
 3-BED APARTMENTS 10
 TOTAL 70

PARKING RATIO (CRC): 1.25 SPACES PER 1 & 2 BEDROOM
 1.75 SPACES PER 3 BEDROOM
 0.25 SPACES PER UNIT FOR VISITOR

PARKING REQUIREMENTS: 1 & 2 BEDROOM 75
 3 BEDROOM 17.5
 VISITORS 17.5
 TOTAL REQ. 110

CAR PARKING PROVIDED: 119 SPACES
 BICYCLE PARKING: PROVIDED AS INTERNAL STORAGE AREAS
 SITE COVER: 31% (1584m²)
 GROSS FLOOR AREA: 6715m²
 COMMUNAL AREA: 13% (691m²)
 LANDSCAPING: 13% (674m²)



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TRINITY RESIDENCE

SITE PLAN

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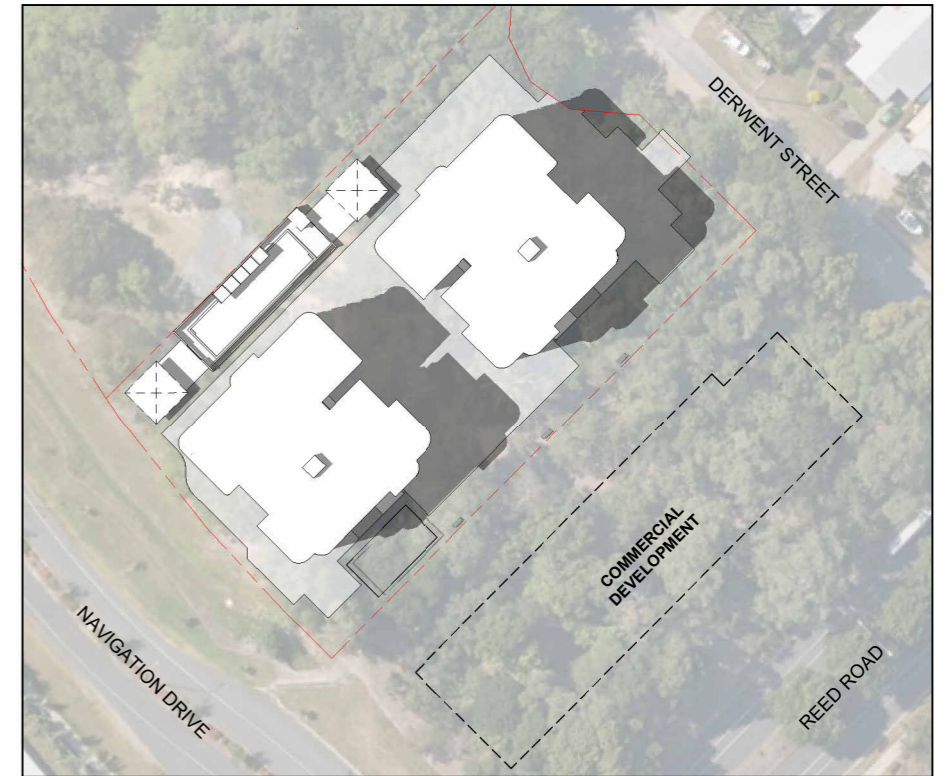
SUMMER SOLSTICE



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12:00 PM



3:00 PM

WINTER SOLSTICE



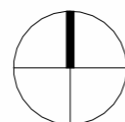
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PERSPECTIVE RENDER

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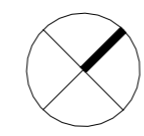
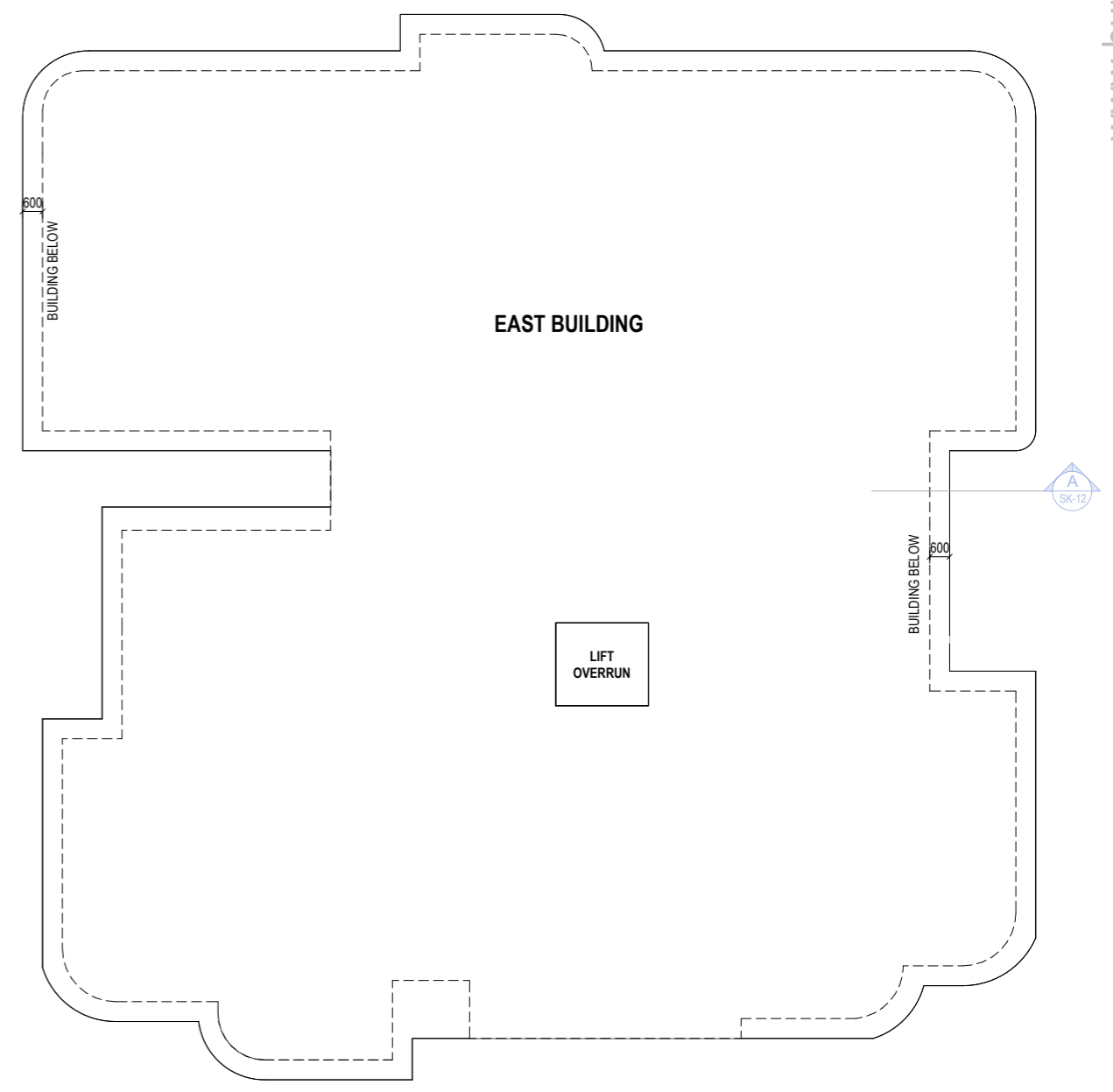
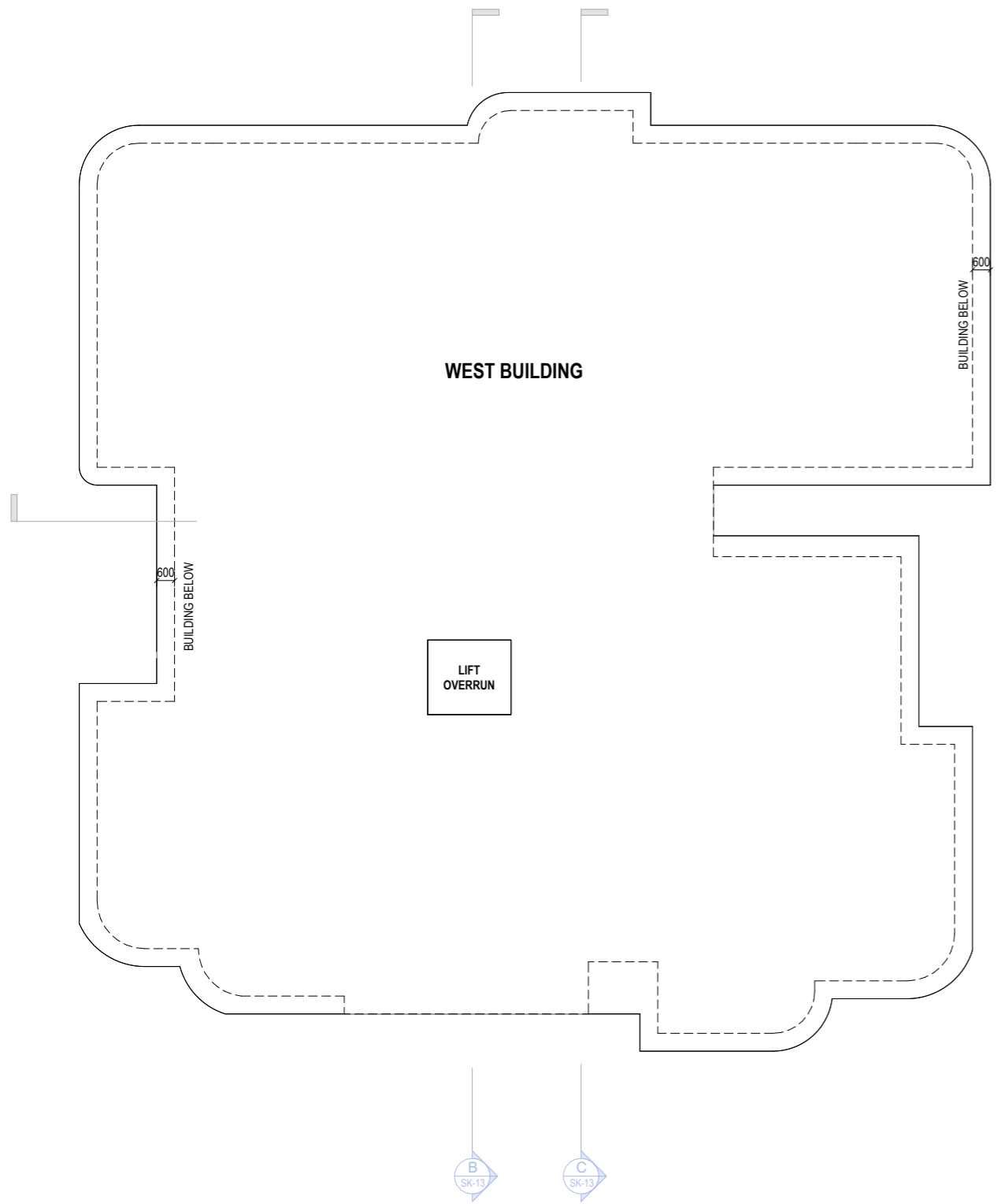


WEST BUILDING



EAST BUILDING







ELEVATION 1 - DERWENT STREET



ELEVATION 2 - NORTH SIDE BOUNDARY

PRELIMINARY ONLY

TRINITY RESIDENCE

ELEVATIONS

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ELEVATION 3 - NAVIGATION DRIVE



ELEVATION 4 - SOUTH SIDE BOUNDARY

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TRINITY RESIDENCE

ELEVATIONS

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INTERNAL ELEVATION - EAST BUILDING



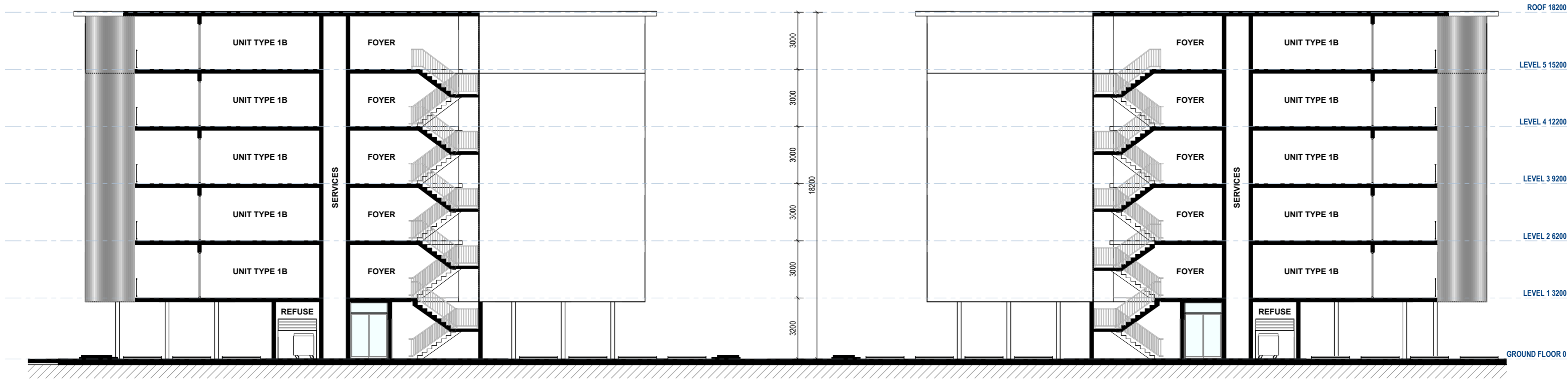
INTERNAL ELEVATION - WEST BUILDING

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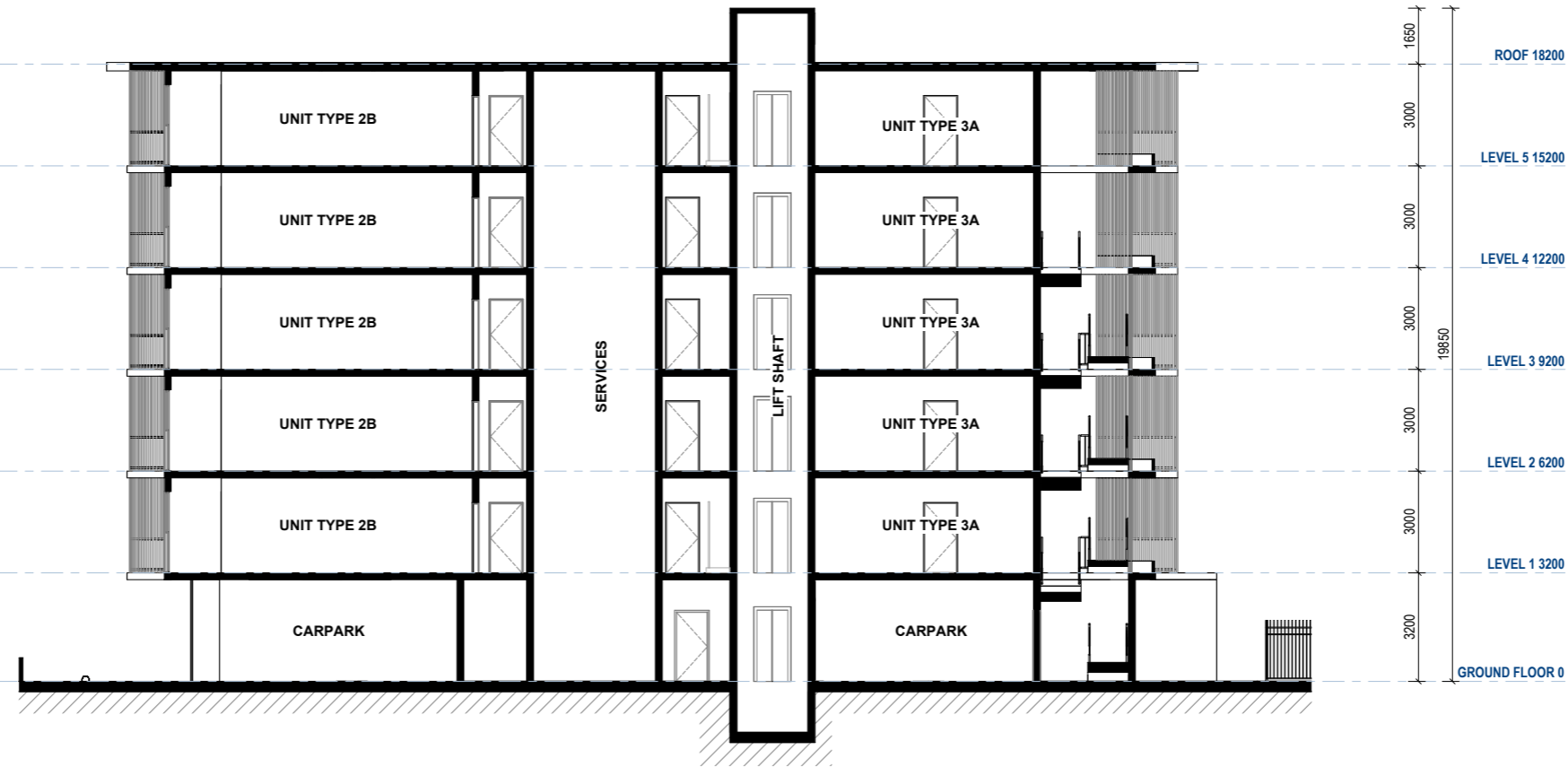
TRINITY RESIDENCE

ELEVATIONS

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SECTION A



SECTION B

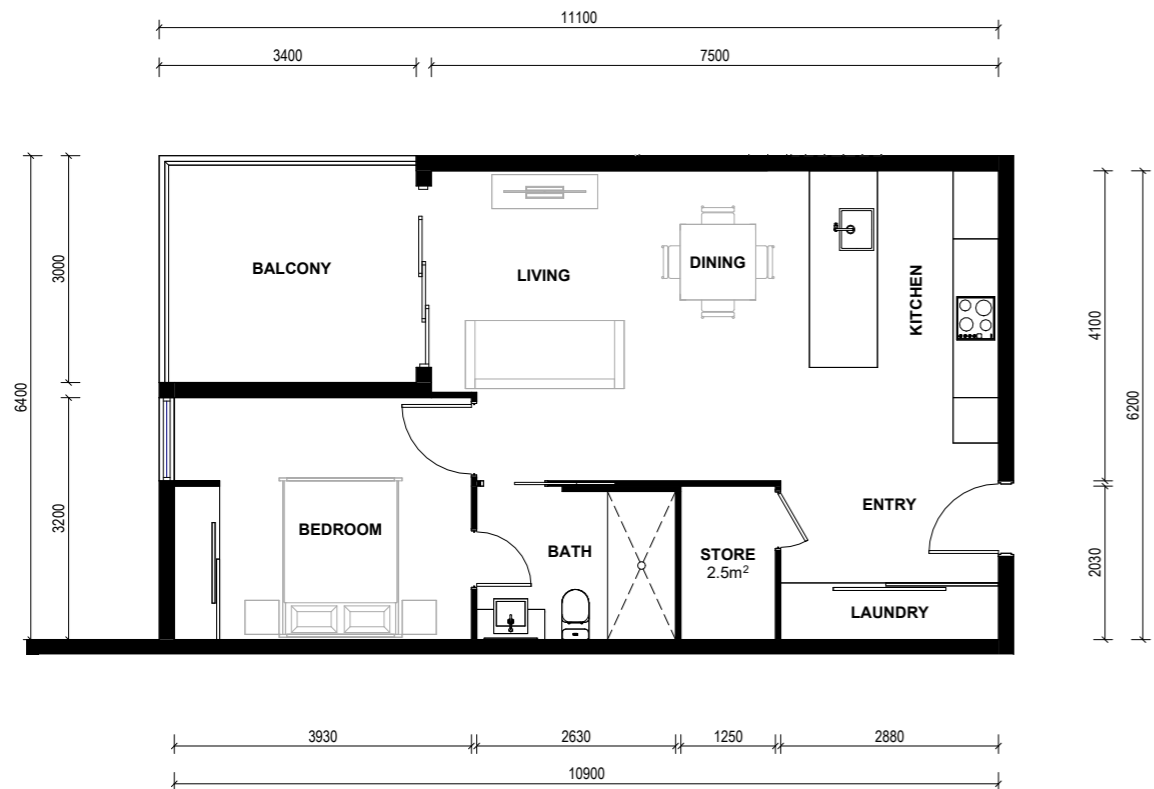


SECTION C



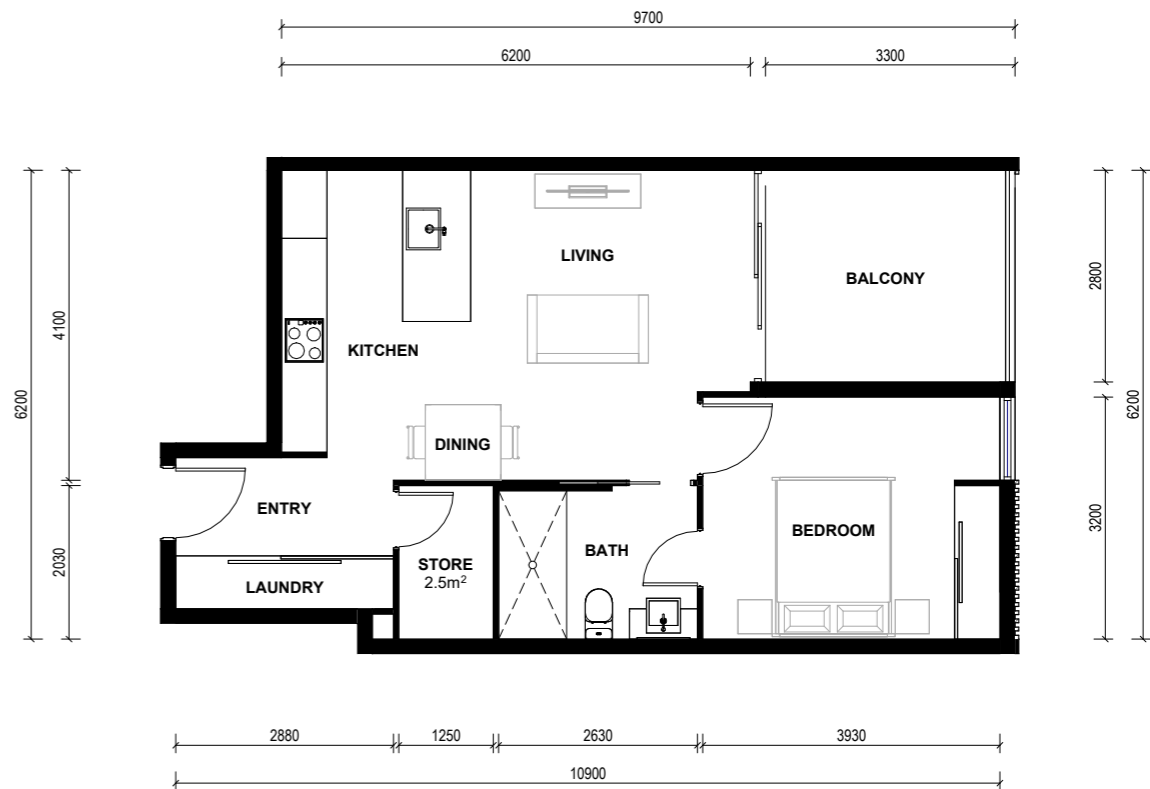
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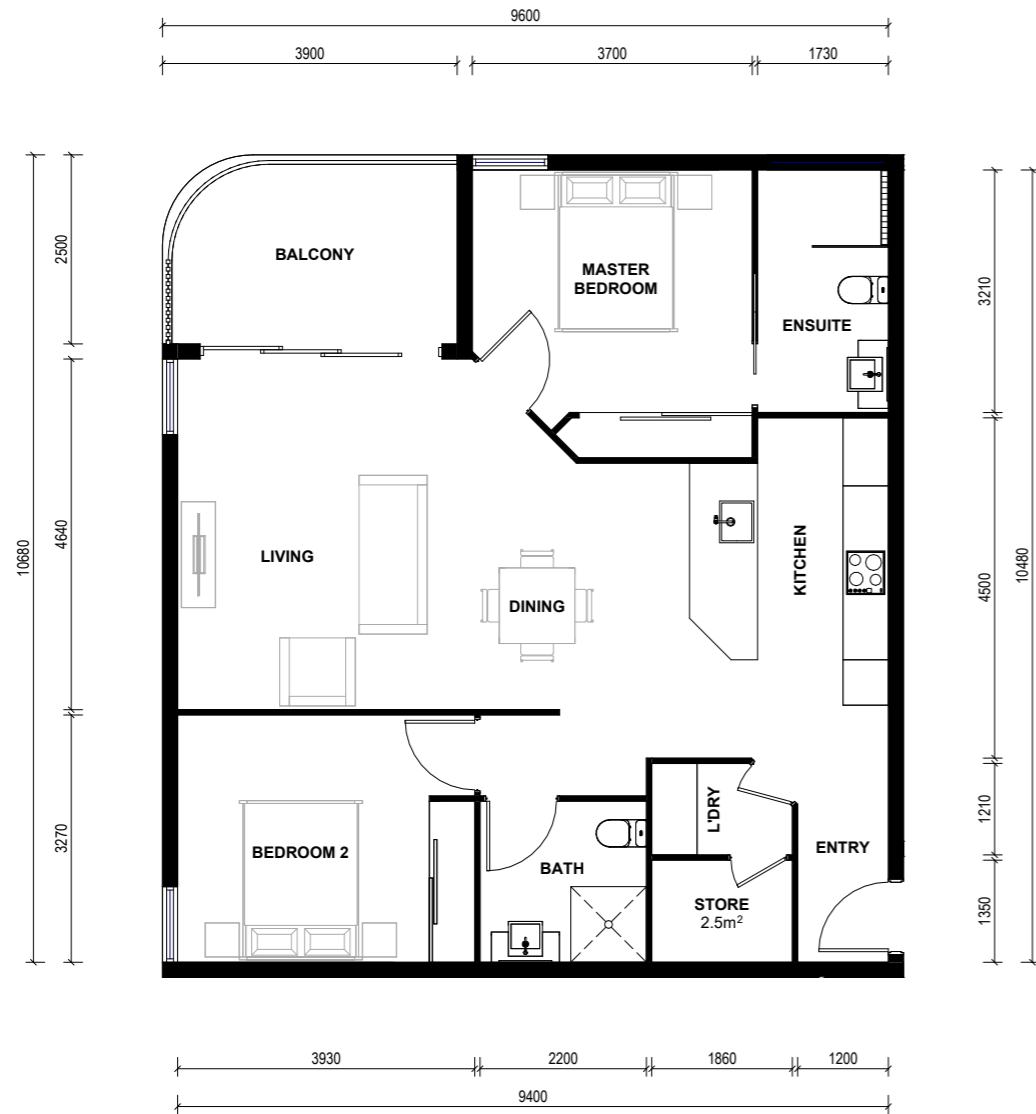
UNIT TYPE 1A

INTERNAL FLOOR AREA: 60m²
 EXTERNAL FLOOR AREA: 10m²



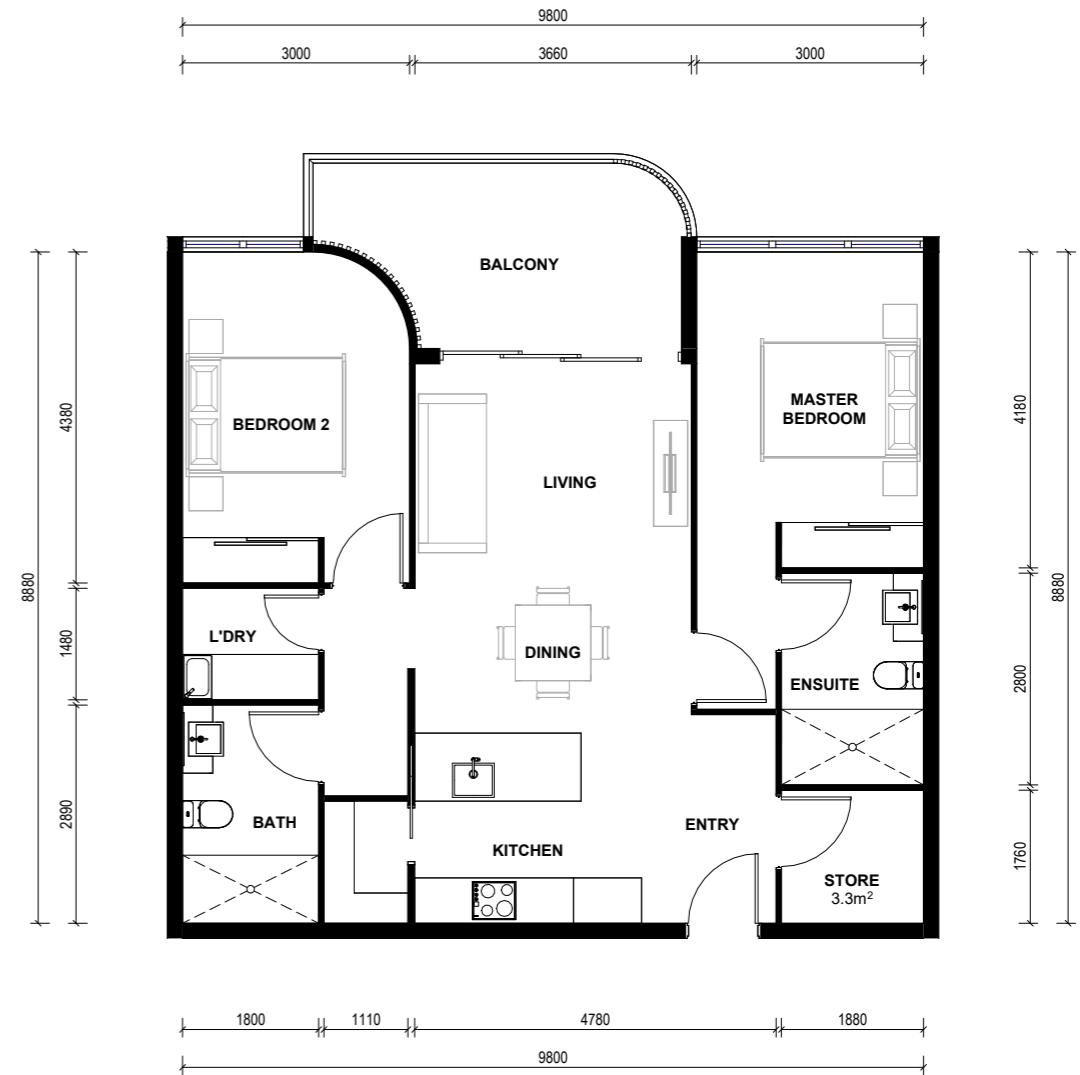
UNIT TYPE 1B

INTERNAL FLOOR AREA: 56m²
 EXTERNAL FLOOR AREA: 10m²



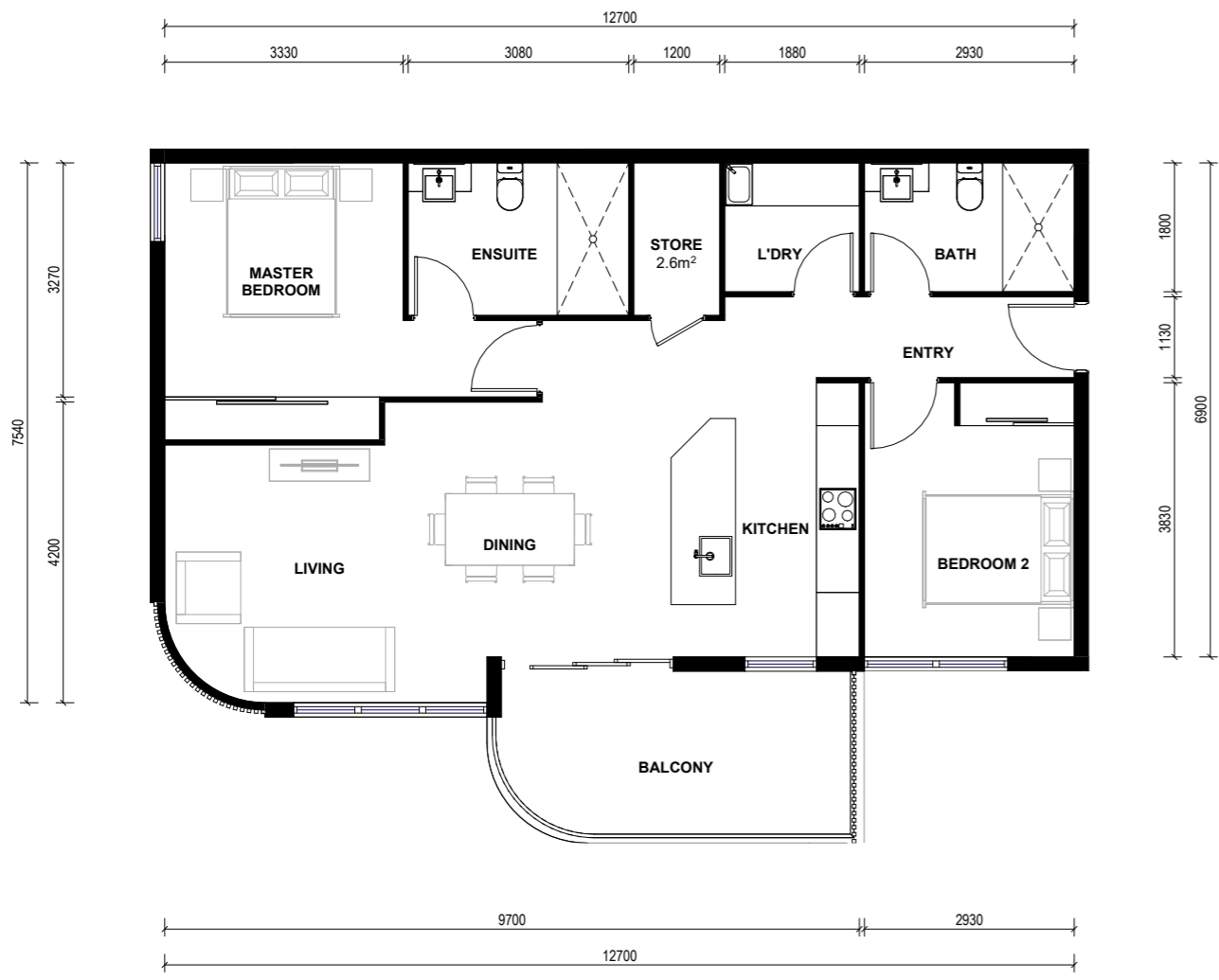
UNIT TYPE 2A

INTERNAL FLOOR AREA: 96m²
 EXTERNAL FLOOR AREA: 9m²



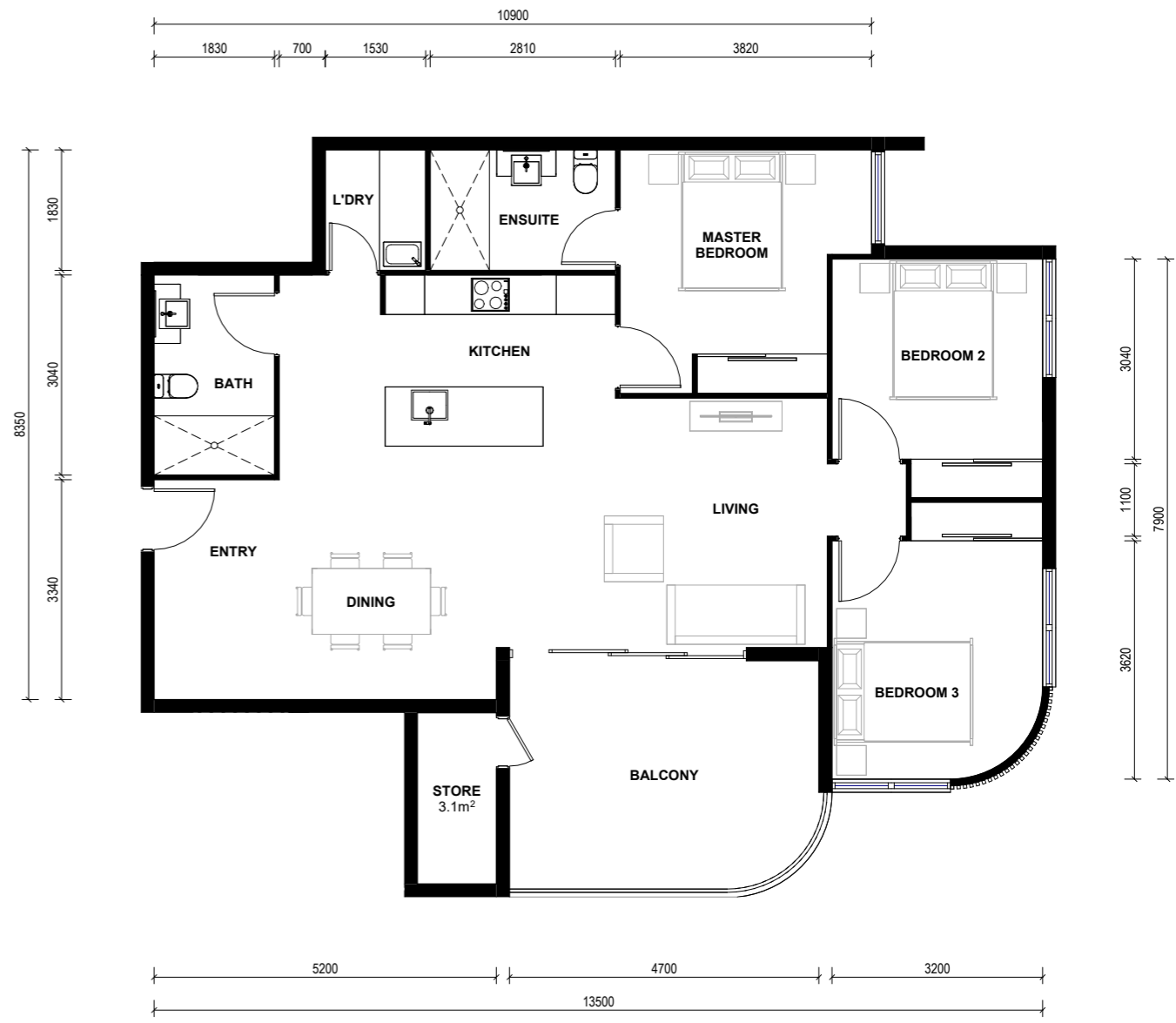
UNIT TYPE 2B

INTERNAL FLOOR AREA: 87m²
 EXTERNAL FLOOR AREA: 11m²



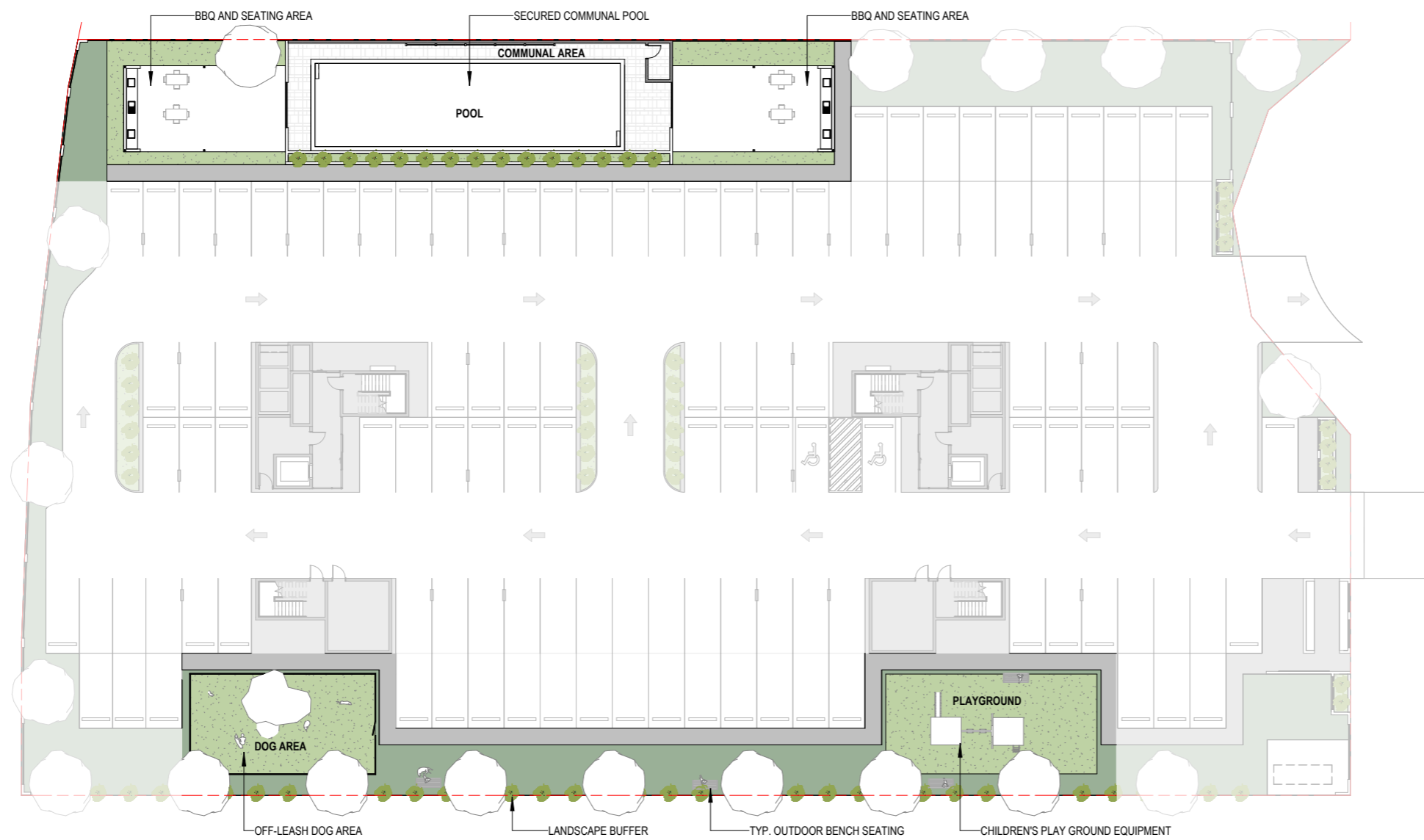
UNIT TYPE 2C

INTERNAL FLOOR AREA: 97m²
EXTERNAL FLOOR AREA: 12m²



UNIT TYPE 3A

INTERNAL FLOOR AREA: 116m²
EXTERNAL FLOOR AREA: 17m²



COMMUNAL AREA



GROSS FLOOR AREA (GFA)

EAST BUILDING	
LEVEL 01	671.5 m ²
LEVEL 02	671.5 m ²
LEVEL 03	671.5 m ²
LEVEL 04	671.5 m ²
LEVEL 05	671.5 m ²
TOTAL	3357.5 m²

WEST BUILDING	
LEVEL 01	671.5 m ²
LEVEL 02	671.5 m ²
LEVEL 03	671.5 m ²
LEVEL 04	671.5 m ²
LEVEL 05	671.5 m ²
TOTAL	3357.5 m²

TOTAL GFA	
TOTAL GFA	6715.1 m²

PRIVATE OPEN SPACE

EAST BUILDING	
LEVEL 01	77.9 m ²
LEVEL 02	77.9 m ²
LEVEL 03	77.9 m ²
LEVEL 04	77.9 m ²
LEVEL 05	77.9 m ²
TOTAL	389.5 m²

WEST BUILDING	
LEVEL 01	77.9 m ²
LEVEL 02	77.9 m ²
LEVEL 03	77.9 m ²
LEVEL 04	77.9 m ²
LEVEL 05	77.9 m ²
TOTAL	389.5 m²

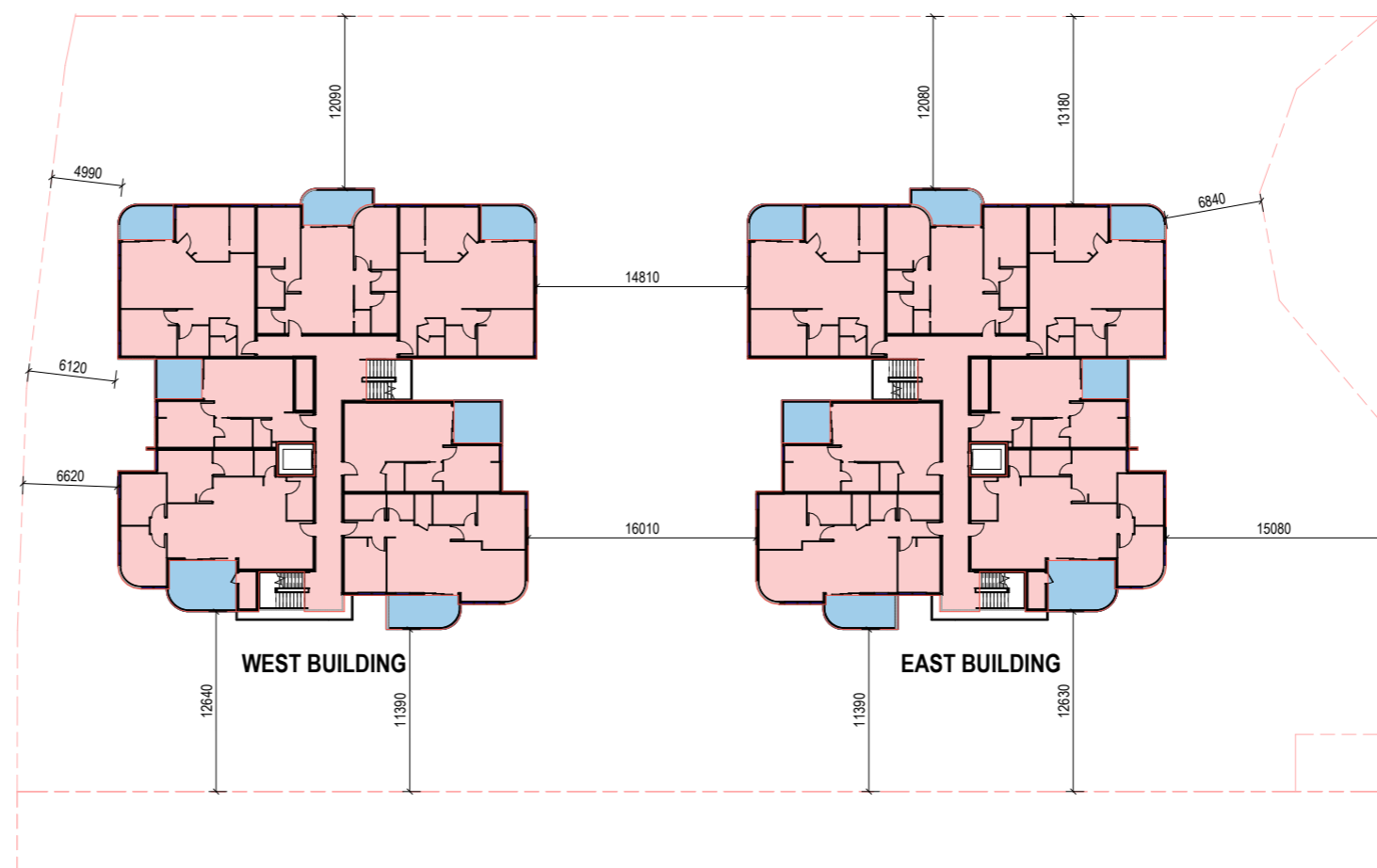
TOTAL PRIVATE OPEN SPACE	
TOTAL PRIVATE OPEN SPACE	779 m²

COMMUNAL AREA

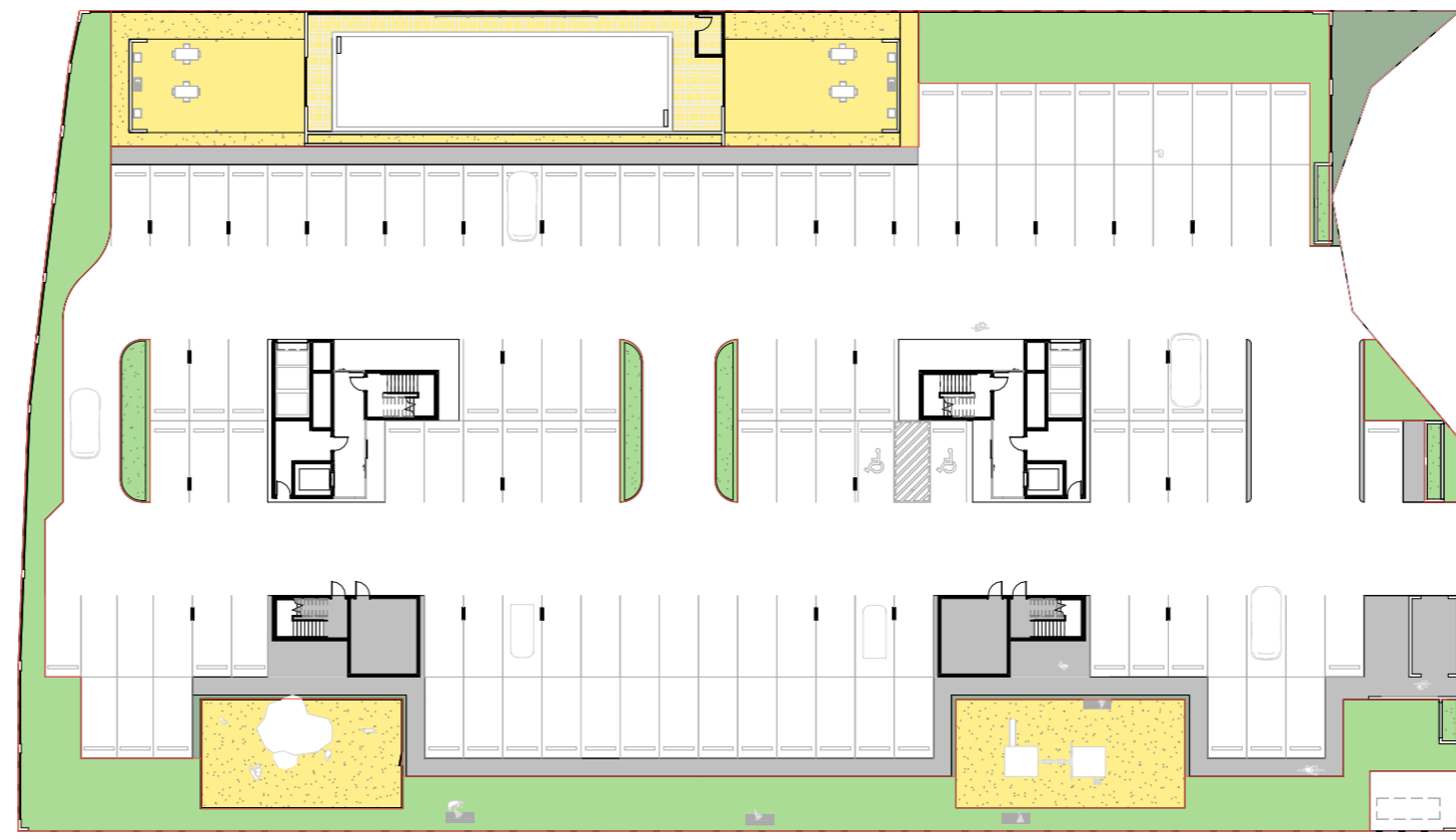
GROUND	691.2 m ²
TOTAL COMMUNAL AREA	691.2 m²

LANDSCAPING

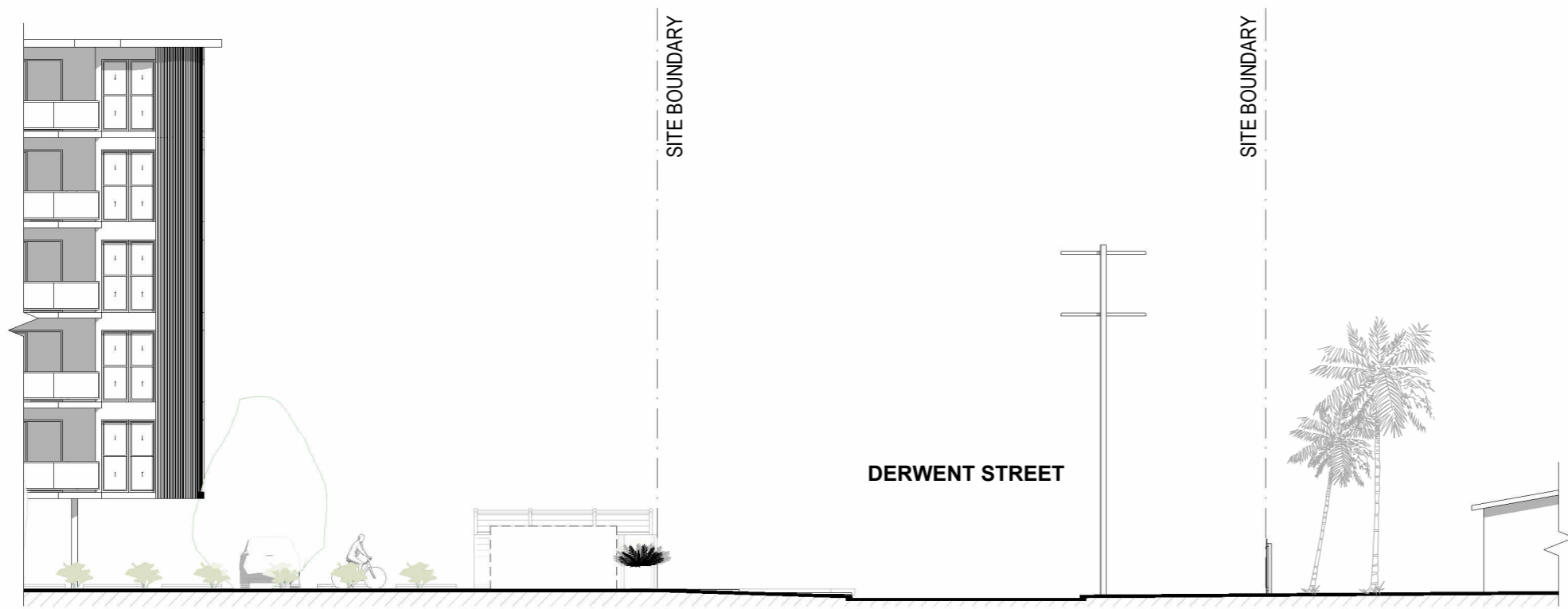
LANDSCAPING	
GROUND	674.4 m ²
TOTAL COMMUNAL AREA	674.4 m²



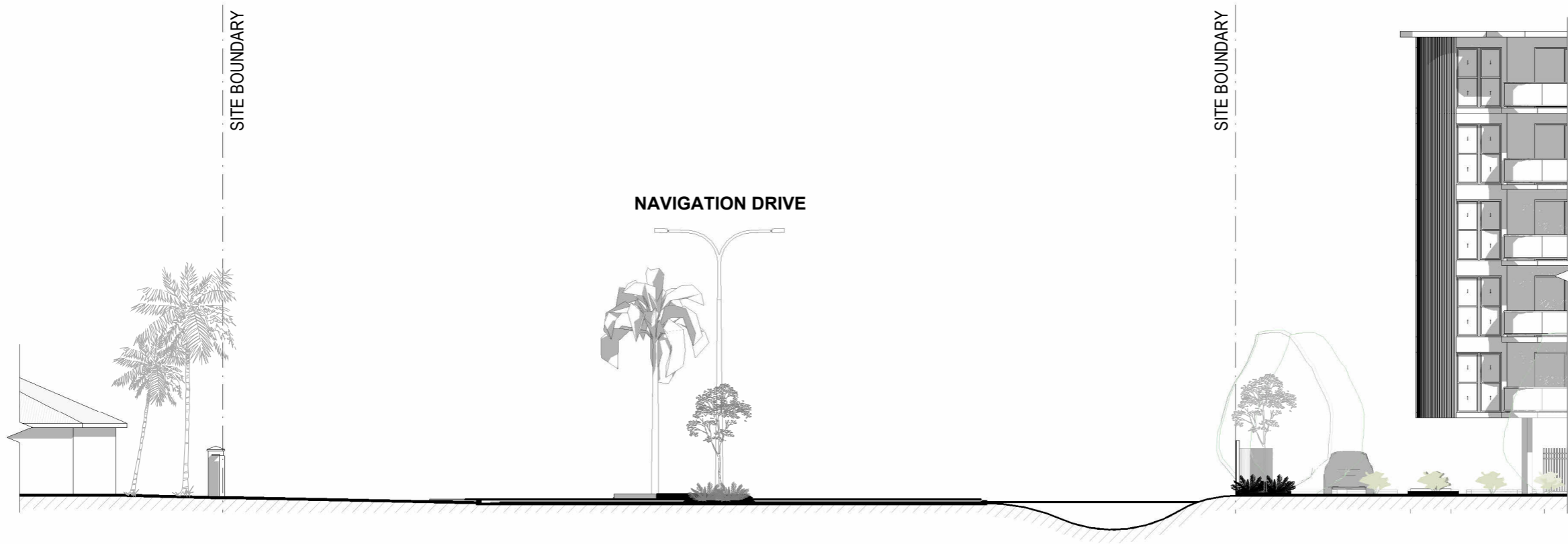
LEVEL 01 - 05 (TYPICAL)



GROUND FLOOR



EASTERN BOUNDARY INTERFACE



WESTERN BOUNDARY INTERFACE



ARCHITECTURAL STATEMENT

Trinity Residence embraces the evolving urban fabric of Cairns, setting a new benchmark for contemporary tropical living in the Cairns Northern Beaches. The development delivers a forward-thinking architectural response to the region's growing population, distinctive climate, and relaxed coastal lifestyle. Rooted in principles of passive design, openness, and function, Trinity Residence presents a modern and sustainable vision for residential development.

The tower's sculptural form is expressed through gently curving walls and the vertical rhythm of slender battens that wrap the façades—softening the overall mass and dissolving visual bulk. Warm, natural like materials such as timber-look battens, off-form concrete, and planter-edged terraces complement the surrounding areas.

An open-air foyer leading into resident living promotes natural cross-ventilation and filtered natural lighting enhancing the concept of breezy coastal ambience.

The twin buildings are designed in a mirrored configuration, carefully considering privacy, solar access, and sightlines—balancing visual harmony with a sense of personal retreat for residents.

On the ground level is where residents can come together and connect with the outdoors. With a communal pool and bbq areas this invites residents to gather, relax, and connect. On the opposite side is additional spaces for kids playground and dog areas with plentiful of landscaping and amenity spaces to relax and unwind.

Strategically located at the convergence of Trinity Beach and Trinity Park, the site functions as a key urban connector, supported by surrounding infrastructure and a proposed adjacent commercial development. The master plan prioritises generous green spaces with landscaping that reflects and enhances the natural tropical and coastal character of the Cairns region. Trinity Residence supports sustainable urban growth while promoting community wellbeing and regional identity.



PRELIMINARY ONLY

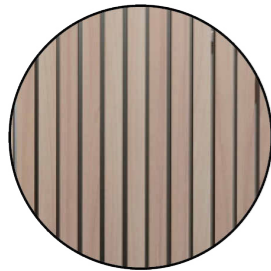
TRINITY RESIDENCE

ARCHITECTURAL STATEMENT

1919-SK-21 | C | 2026.01.14



VEGETATION
REFER LANDSCAPE PLANS



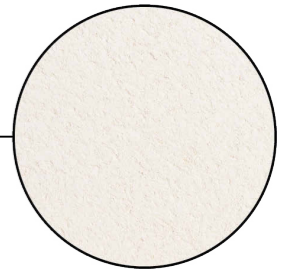
VERTICAL BATTENS
TIMBER-LOOK FEATURE



BALUSTRADE
TINTED GLASS



GLAZING
TINTED GLASS



EXTERNAL WALLS
CREAM PAINTED RENDER

PROPERTY ASSET PARTNERS PTY LTD

PROPOSED RESIDENTIAL DEVELOPMENT AT DERWENT STREET, NAVIGATION DRIVE, REED ROAD, TRINITY PARK

LANDSCAPE PLANS TO BE READ IN COLOUR

LANDSCAPE DOCUMENTATION

ISSUE: 3 CONCEPT PLANS

DATE: 2 MARCH 2026

JOB NO: 232312

SHEET INDEX

SHEET DESCRIPTION

L00	COVER SHEET AND GENERAL NOTES
L01	LANDSCAPE CONCEPT-SITE PLAN OVERALL
L02	LANDSCAPE CONCEPT-PLANTING WESTERN SITE AREA
L03	LANDSCAPE CONCEPT-PLANTING NORTHERN SITE AREA
L04	LANDSCAPE CONCEPT- PLANTING EASTERN SITE AREA
L05	LANDSCAPE CONCEPT- PODIUM LEVELS 1- 5
L06	PRELIMINARY LANDSCAPE NOTES

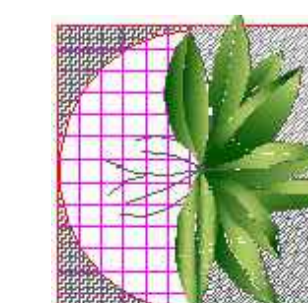
PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
TREES				
BAR CAL	BARRINGTONIA CALYPTRATA / CASSOWARY PINE	400MM POT	8	
CAR ACU	CARPENTARIA ACUMINATA / CARPENTARIA PALM	100LT BAG	6	
COR MLC	CORYMBIA PTYCHOCARPA / SWAMP BLOODWOOD	400MM POT	1	
CUP ANA	CUPANIOPSIS ANACARDIODES / TUCKEROO	100LT BAG	6	
CYR REN	CYRTOSTACHYS RENDA / SEALING WAX PALM	400LT BAG	4	
DIL ALA	DILLENIA ALATA / RED BEECH	300MM POT	1	
GRE BAI	GREVILLEA BAILEYANA / FLINDERS SILKY OAK	400MM POT	1	
GUI ACU	GUIOA ACUTIFOLIA (EXISTING) / GLOSSY TAMARIND	EXISTING	1	
GUS SUP	GUSTAVIA SUPERBA / HEAVEN LOTUS TREE	100LT BAG	2	
LIV AUS	LIVISTONA AUSTRALIS / CABBAGE PALM	100LT BAG	1	
LIV MUE	LIVISTONA MUELLERI / NORTHERN CABBAGE TREE PALM	100LT BAG	2	
MAN LEN	MANILTOA LENTICELLATA / CASCADING BEAN TREE	100LT BAG	7	
MAN LE2	MANILTOA LENTICELLATA / CASCADING BEAN TREE	200LT BAG	1	
MIM ELE	MIMUSOPS ELENGI / SPANISH CHERRY	100LT BAG	3	
MIM EL2	MIMUSOPS ELENGI / SPANISH CHERRY	200LT BAG	2	
SHRUBS				
ALP SAN	ALPINIA SANDERAE / VARIEGATED GINGER	300MM POT	4	
CAL LJN	CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEeping BOTTLEBRUSH	200MM POT	12	
CAL MAC	CALLISTEMON VIMINALIS 'MACARTHUR' / BOTTLEBRUSH 'MACARTHUR'	200MM POT	19	
HEL HOT	HELICONIA CARIBAEA X BIHAI 'HOT RIO NIGHTS' / HOT RIO NIGHTS HELICONIA	300MM POT	12	
IXO YEL	IXORA COCCINEA 'GOLD MALAY' / GOLD MALAY MEDIUM YELLOW IXORA	200MM POT	20	
MUS PHI	MUSSAENDA PHILIPPICA 'DONA AURORA' / DONA AURORA MUSSAENDA	200MM POT	6	
PHO MUL	PHOENIX ROEBELII / PYGMY DATE PALM MULTI-TRUNK	300MM POT	6	
PHY CUS	PHYLLANTHUS CUSCUTIFLORUS / PINK PHYLLANTHUS	300MM POT	24	
RAD SUM	RADERMACHERA X 'SUMMERSCENT' / SUMMERSCENT TREE JASMINE	200MM POT	12	
RUS EQU	RUSSELIA EQUISETIFORMIS / FIRECRACKER PLANT	200MM POT	14	
XAN VER	XANTHOSTEMON VERTICILLATUS / BLOOMFIELD PENDA	200MM POT	8	
ZAM FUR	ZAMIA FURFURACEA / CARDBOARD PALM	300MM POT	6	
CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
SHRUB AREAS				
ALL SUN	ALLAMANDA X 'SUNEE' / BUSH ALLAMANDA	200MM POT	800 mm	43
COD MAM	CODIAEUM VARIEGATUM 'MAMMY' / MAMMY CROTON	200MM POT	800 mm	139
DIE BIC	DIETES BICOLOR / FORTNIGHT LILY	140MM POT	800 mm	7
FIC GRN	FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FIG	140MM POT	800 mm	55
GAR GLE	GARDENIA PSIDIODES 'GLENNIE RIVER' / GLENNIE RIVER GARDENIA	140MM POT	750 mm	187
IXO WHI	IXORA X 'KAMPON'S PRIDE' / KAMPON'S PRIDE IXORA	200MM POT	800 mm	24
MUR MIN	MURRAYA PANICULATA 'MIN-A-MIN' / MIN-A-MIN ORANGE JESSAMINE	200MM POT	800 mm	18
RUS LEM	RUSSELIA EQUISETIFORMIS 'LEMON FALLS' / LEMON FALLS FIRECRACKER PLANT	140MM POT	900 mm	48
WRI ASN	WRIGHTIA ANTIDYSENTERICA / ASIAN SNOW JASMINE	140MM POT	700 mm	10
XAN BLO	XANTHOSTEMON VERTICILLATUS / BLOOMFIELD PENDA	200MM POT	1,000 mm	43

GENERAL NOTES:

- THIS DRAWING ISSUE IS FOR CONCEPTUAL PURPOSES ONLY AND NOT FOR CONSTRUCTION.
- REFER TO DRAWINGS BY OTHERS FOR INFORMATION ON SITE SUCH AS SERVICE LOCATION. DETERMINE THE POSITION OF ALL UNDERGROUND AND OVERHEAD SERVICES ON SITE PRIOR TO COMMENCING CONSTRUCTION. DO NOT RELY SOLELY UPON LIMITED SERVICES INFORMATION PROVIDED ON LANDSCAPE PLANS.
- ALL LANDSCAPE WORK WILL BE CARRIED OUT IN ACCORDANCE WITH FNQROC GUIDELINES, CAIRNS REGIONAL COUNCIL LANDSCAPE POLICIES, OTHER RELEVANT CODES AND ANY RELEVANT AUSTRALIAN STANDARDS AND NATSPEC RECOMMENDATIONS. STREET TREES AND SHRUBS SHOULD BE PLANTED IN ACCORDANCE WITH FNQROC GUIDELINES AND ADJUSTED TO SUIT STRUCTURES SUCH AS LIGHTS AND POWER POLES (SUMMARIZED ON THE DETAIL SHEETS OF THESE PLANS).
- ANY CHANGES TO THE SUGGESTED SPECIES, INCLUDING SIZES, SHOULD BE AGREED WITH SUZAN QUIGG LANDSCAPE DESIGNS AND COUNCIL IN WRITING PRIOR TO MAKING SUBSTITUTIONS.
- REFER TO PLANS BY OTHERS FOR PATH AND CROSSOVER SETOUT, SERVICE LOCATIONS, JOINTING AND CONDUIT IN PAVEMENTS, ALL STRUCTURAL FIXINGS AND REINFORCEMENTS TO PAVEMENTS AND WALLS ETC., LIGHTING AND HYDRAULIC ELEMENTS.
- REFER TO PLANS BY OTHERS FOR FINISHED SURFACE LEVELS. ALL NEW FINISHED SURFACES SHOULD ALIGN FLUSH WITH EXISTING SURFACE LEVELS AND RETAIN EXISTING LEVELS TO ADJACENT SURFACES UNLESS OTHERWISE INSTRUCTED BY SUPERINTENDENT.
- THE FINAL SETOUT FOR ALL LANDSCAPING SHOULD BE CONFIRMED ON SITE BY THE SUPERINTENDENT.
- IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CHECK ALL PLANT QUANTITIES FOR THEMSELVES ON THE PLANS. WHERE PLANT NUMBERS OR SPECIES IN THE SCHEDULES DIFFER FROM THOSE ON THE PLANS, THE PLANS HAVE PRECEDENCE OVER THE SCHEDULES. THE CONTRACTOR SHOULD IMMEDIATELY CONTACT THE LANDSCAPE DESIGNER FOR CLARIFICATION IF THEY IDENTIFY ANY DISCREPANCIES AND SHOULD NOT QUOTE ON OR PLACE ORDERS BASED SOLELY ON THE SCHEDULES.
- THE LANDSCAPE DESIGNER WILL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURIES TO PERSONS OR PROPERTY SUSTAINED AS A RESULT OF USING THE PLANTS NOMINATED IN THIS PLAN. IT IS UNDERSTOOD THAT MOST PLANTS CAN BE TOXIC OR INJURIOUS TO VARYING DEGREES IF INGESTED OR HANDLED IN INAPPROPRIATE WAYS.
- DO NOT RELY UPON THE ACCURACY OF THESE PLANS AS THEY MAY HAVE BEEN REPRODUCED AT A SCALE DIFFERENT TO THAT NOMINATED ON THE PLANS. VERIFY THE SCALE BY CHECKING AGAINST THE SCALE BAR SHOWN ON THE PLANS AND DO NOT USE THESE PLANS FOR ACCURATE MEASUREMENTS WITHOUT FIRST CHECKING AGAINST OTHER PLANS SUCH AS ENGINEERING AND BUILDING PLANS.
- IF THE LANDSCAPE CONTRACTOR IS SUBCONTRACTING TO A MAIN CONTRACTOR, THEN THE SUB-CONTRACT FOR THE LANDSCAPING MUST BE AWARDED EARLY ENOUGH FOR THE LANDSCAPER TO BE ABLE TO PROVIDE ALL THE SPECIES NOMINATED IN THE SIZES ADVISED.
- THE CONTRACTOR MAY NEED TO SOURCE THESE PLANTS FROM SEVERAL NURSERIES WELL IN ADVANCE OF THE PLANTING TIMES TO ENSURE THAT THE NOMINATED SPECIES ARE AVAILABLE IN THE SIZES REQUIRED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT HE IS AT ALL TIMES IN POSSESSION OF THE LATEST REVISIONS TO THE PLANS.
- DO NOT COPY OR DISTRIBUTE THESE PLANS WITHOUT PERMISSION FROM SUZAN QUIGG LANDSCAPE DESIGNS

Issue	Date	Item
1	09/04/2025	FOR COMMENT
1A	10/04/2025	FOR SUBMISSION
2	23/06/2025	RESPONSE TO RFI
3	02/03/2026	CONCEPT ISSUE 3



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L00 COVER SHEET AND
GENERAL NOTES

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LANDSCAPE PLANS TO BE READ IN A1 COLOUR



REFERENCE NOTES SCHEDULE

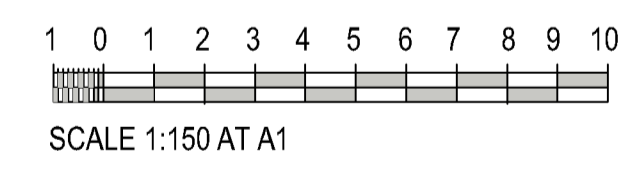
CODE	DESCRIPTION
WORKS BY DEVELOPER	
01-01	FOOTPRINT OF UNITS OVER CAR PARKING AREA
02 Existing Conditions	
02-01	EXISTING TREE GLOSSY TAMARIND (GUIOA ACUTIFOLIA) TO BE RETAINED AND PROTECTED DURING CONSTRUCTION. CONSIDER ROOT PROTECTION ZONE WHEN DESIGNING VEHICLE ACCESS IN THIS AREA. DETAILS OF TREATMENT TO BE PROVIDED IN FUTURE LANDSCAPE AND CIVIL DOCUMENTATION.
05 Edges	
05-01	RECYCLED PLASTIC EDGING BETWEEN LAWNS AND GARDEN BEDS

07 Soft Landscaping	
07-01	DEEP PLANTING OF TREES, SHRUBS AND GROUNDCOVER ALONG NORTHERN BOUNDARY
07-02	FEATURE PLANTING LARGE TREES SHRUBS AND GROUNDCOVER NAVIGATION DRIVE FRONTAGE
07-03	FEATURE PLANTING OF TALL FASTIGIATE TREE EG GREVILLEA BAILEYANA, SKINNY PALMS, DWARF DATE PALMS, SHRUBS AND GROUND COVER TO SOFTEN FRONT ENTRY TO CAR PARKING
07-06	NEW FNQROC COMPLIANT FOOTPATH TREES PLANT IN ACCORDANCE WITH FNQROC SPECIFICATIONS.
07-08	NEW ENTRY PLANTING OF LARGER TREES WITH SHRUBS AND GROUNDCOVER UNDER DERWENT STREET ACCESS
07-10	COUNCIL VERGE. REPLACE/MAKE GOOD ANY DAMAGE DONE TO VERGES DURING CONSTRUCTION.

08 Fencing and Gates	
08-01	1800MM HIGH PRIVACY FENCE TO NORTHERN BOUNDARY (OVER CMB RETAINING WALLS IF REQUIRED)
08-03	MINIMUM 1800 HIGH RENDERED FEATURE WALL TO REAR OF POOL AREA. REFER TO FUTURE PLANS FOR DETAILS.
08-04	NEW BLACK COATED CHAIN LINK FENCE WITH MATCHING GATES AND POSTS 1800MM HIGH
08-05	1200 HIGH DECORATIVE ALUMINIUM POOL-TYPE FENCING WITH SELF-CLOSING GATES
09 Paths, Patios, Terraces, Driveways	
09-01	PEDESTRIAN ACCESS ALONG SOUTHERN BOUNDARY
09-02	FEATURE TILING TO POOL AND COVERED COMMUNAL AREAS TBS

09-03	CAR PARKING WITH WHEEL STOPS OR KERBING TO PROTECT PLANTED AREAS
12 Furnishings	
12-01	SEATING AREA
13 Special Construction and Structures	
13-01	PAVILION/OUTDOOR ENTERTAINMENT AREA
Fence	
F-401	POOL FENCE AND GATES TO COMPLY WITH AS1926.1 AND ANY OTHER RELEVANT STANDARDS.
PATHS/DECKS/PATIOS	
P-101	NEW FOOTPATH TO DERWENT STREET BOUNDARY (REFER FUTURE CIVIL DETAILS)

Wall	
W-101	FRONT FEATURE WALL AND FENCING WITH RAISED PLANTERS AND SIGNAGE (REFER ARCHITECTURAL PLANS)
W-102	NEW WALL WITH LETTERBOXES FRONT OPENING. OPTIONAL PERGOLA WITH VINES OVER MAILBOX AREA
W-103	BIN STORAGE/COLLECTION AREA

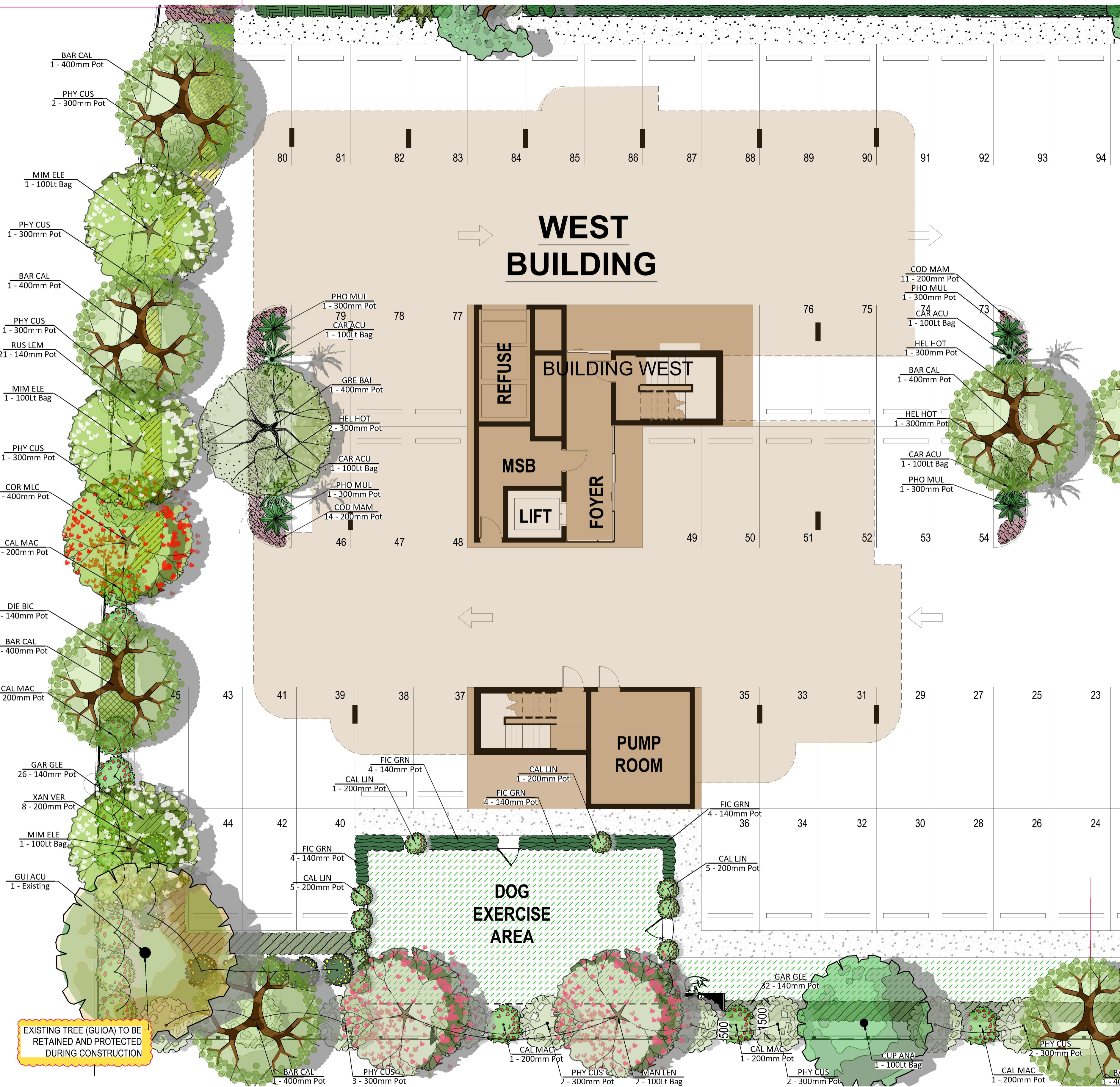


<p>Suzan Quigg Landscape Design PO Box 638 Malanda QLD 4885 Australia P: 07 4095 1017 M: 0407 035 381 E: suzanjq@bigpond.com W: www.suzanquigg.com</p>	JOB No: 252312 DWG No: L01 ISSUE: 3	DRAWN: SJQ DATE: 2 MAR 2026 SCALE: 1:150@A1	DRAWING TITLE: LANDSCAPE CONCEPT OVERALL SITE PLAN	PROJECT: TRINITY PARK RESIDENCE NAVIGATION DRIVE & DERWENT ST., SMITHFIELD	CLIENT: PROPERTY ASSET PARTNERS PTY LTD ATF REED ROAD TRUST
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ALL PLANS TO BE READ IN A1 COLOUR

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NAVIGATION DRIVE



NOTE: REFER TO ARBORIST'S REPORT FOR LOCATION OF EXISTING TREES THAT ARE ABLE TO BE RETAINED. WHERE SUITABLE THESE CAN BE SUBSTITUTED IN PLACE OF SUGGESTED NEW PLANTINGS IN FUTURE DOCUMENTATION.

PLANT SCHEDULE L02

CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
BAR CAL	BARRINGTONIA CALYPTRATA / CASSOWARY PINE	400MM POT	6
CAR ACU	CARPENTARIA ACUMINATA / CARPENTARIA PALM	100LT BAG	4
COR MLC	CORYMBIA PTYCHOCARPA / SWAMP BLOODWOOD	400MM POT	1
CUP ANA	CUPANIOPSIS ANACARDIOIDES / TUCKEROO	100LT BAG	1
GRE BAI	GREVILLEA BAILEYANA / FLINDERS SILKY OAK	400MM POT	1
GUI ACU	GUIOA ACUTIFOLIA (EXISTING) / GLOSSY TAMARIND	EXISTING	1
MAN LEN	MANILTOA LENTICELLATA / CASCADING BEAN TREE	100LT BAG	2
MIM ELE	MIMUSOPS ELENGI / SPANISH CHERRY	100LT BAG	3
SHRUBS			
CAL LJN	CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEeping BOTTLEBRUSH	200MM POT	12
CAL MAC	CALLISTEMON VIMINALIS 'MACARTHURTM' / BOTTLEBRUSH 'MACARTHURTM'	200MM POT	13
HEL HOT	HELICONIA CARIBAEA X BIHAI 'HOT RIO NIGHTS' / HOT RIO NIGHTS HELICONIA	300MM POT	4
PHO MUL	PHOENIX ROEBELENI / PYGMY DATE PALM MULTI-TRUNK	300MM POT	4
PHY CUS	PHYLLANTHUS CUSCUTIFLORUS / PINK PHYLLANTHUS	300MM POT	14
XAN VER	XANTHOSTEMON VERTICILLATUS / BLOOMFIELD PENDA	200MM POT	8
SHRUB AREAS			
COD MAM	CODIAEUM VARIEGATUM 'MAMMY' / MAMMY CROTON	200MM POT	25
DIE BIC	DIETES BICOLOR / FORTNIGHT LILY	140MM POT	7
FIC GRN	FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FIG	140MM POT	16
GAR GLE	GARDENIA PSIDIOIDES 'GLENNIE RIVER' / GLENNIE RIVER GARDENIA	140MM POT	58
RUS LEM	RUSSELLIA EUISETIFORMIS 'LEMON FALLS' / LEMON FALLS FIRECRACKER PLANT	140MM POT	21
XAN BLO	XANTHOSTEMON VERTICILLATUS / BLOOMFIELD PENDA	200MM POT	11

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JOB No: 252312
 DWG No: L02
 ISSUE: 3
 DRAWN: SJQ
 DATE: 2 MAR 2026
 SCALE: 1:100@A1

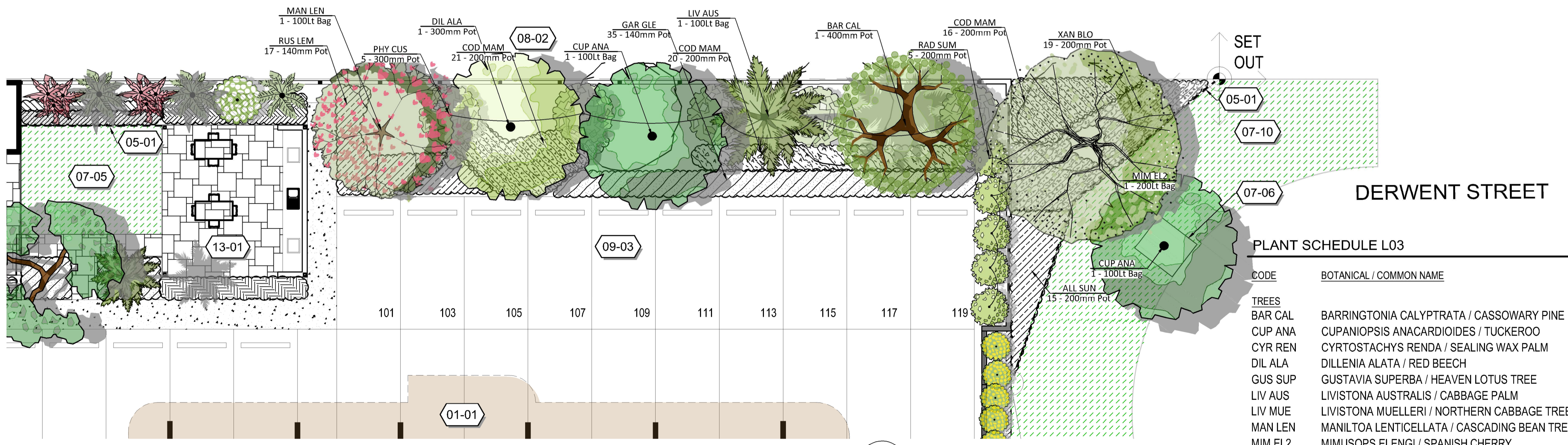
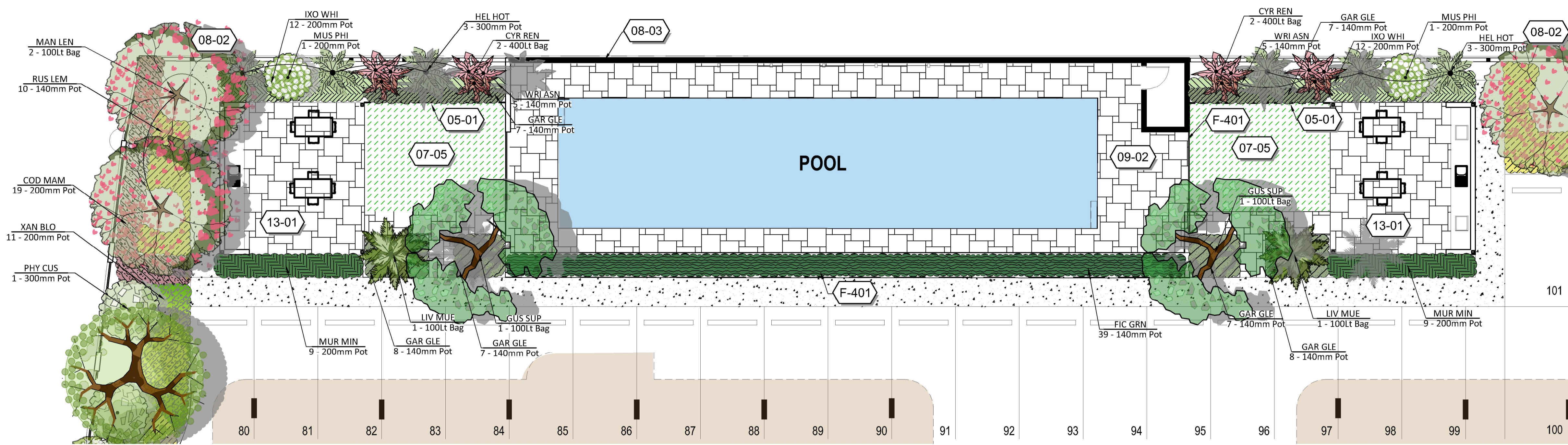
DRAWING TITLE:
LANDSCAPE CONCEPT
AREA 1 - PLANTING WESTERN SITE

PROJECT:
TRINITY PARK RESIDENCE
NAVIGATION DRIVE & DERWENT ST.,
SMITHFIELD

CLIENT:
PROPERTY ASSET PARTNERS PTY LTD
ATF REED ROAD TRUST

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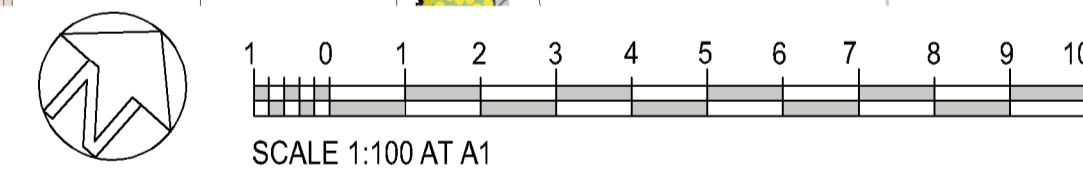
ALL PLANS TO BE READ IN A1 COLOUR



- REFERENCE NOTES SCHEDULE L03**
- | CODE | DESCRIPTION |
|--|--|
| 01-01 | FOOTPRINT OF UNITS OVER CAR PARKING AREA |
| 05 Edges | |
| 05-01 | RECYCLED PLASTIC EDGING BETWEEN LAWNS AND GARDEN BEDS |
| 07 Soft Landscaping | |
| 07-05 | TURF |
| 07-06 | NEW FNQROC COMPLIANT FOOTPATH TREES, PLANT IN ACCORDANCE WITH FNQROC SPECIFICATIONS. |
| 07-10 | EXISTING VERGE. REPLACE/MAKE GOOD ANY DAMAGE DONE TO VERGES DURING CONSTRUCTION. |
| 08 Fencing and Gates | |
| 08-02 | 1800MM HIGH SCREEN FENCING TO REAR BOUNDARY. |
| 08-03 | MINIMUM 1800 HIGH RENDERED FEATURE WALL TO REAR OF POOL AREA. REFER TO FUTURE PLANS FOR DETAILS. |
| 09 Paths, Patios, Terraces, Driveways | |
| 09-02 | FEATURE TILING TO POOL AND COVERED COMMUNAL AREAS TBS |
| 09-03 | CAR PARKING WITH WHEEL STOPS OR KERBING TO PROTECT PLANTED AREAS |
| 13 Special Construction and Structures | |
| 13-01 | PAVILION/OUTDOOR ENTERTAINMENT AREA |
| Fence | |
| F-401 | POOL FENCE AND GATES TO COMPLY WITH AS1926.1 AND ANY OTHER RELEVANT STANDARDS. |

PLANT SCHEDULE L03

CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
TREES				
BAR CAL	BARRINGTONIA CALYPTRATA / CASSOWARY PINE	400MM POT	1	
CUP ANA	CUPANIOPSIS ANACARDIODES / TUCKEROO	100LT BAG	2	
CYR REN	CYRTOSTACHYS RENDA / SEALING WAX PALM	400LT BAG	4	
DIL ALA	DILLENIA ALATA / RED BEECH	300MM POT	1	
GUS SUP	GUSTAVIA SUPERBA / HEAVEN LOTUS TREE	100LT BAG	2	
LIV AUS	LIVISTONA AUSTRALIS / CABBAGE PALM	100LT BAG	1	
LIV MUE	LIVISTONA MUELLERI / NORTHERN CABBAGE TREE PALM	100LT BAG	2	
MAN LEN	MANILTOA LENTICELLATA / CASCADING BEAN TREE	100LT BAG	3	
MIM EL2	MIMUSOPS ELENGI / SPANISH CHERRY	200LT BAG	1	
SHRUBS				
HEL HOT	HELICONIA CARIBAEA X BIHAI 'HOT RIO NIGHTS' / HOT RIO NIGHTS HELICONIA	300MM POT	6	
MUS PHI	MUSSAENDA PHILIPPICA 'DONA AURORA' / DONA AURORA MUSSAENDA	200MM POT	2	
PHY CUS	PHYLLANTHUS CUSCUTIFLORUS / PINK PHYLLANTHUS	300MM POT	6	
RAD SUM	RADERMACHERA X 'SUMMERSCENT' / SUMMERSCENT TREE JASMINE	200MM POT	5	
SHRUB AREAS				
ALL SUN	ALLAMANDA X 'SUNEE' / BUSH ALLAMANDA	200MM POT	800 mm	15
COD MAM	CODIAEUM VARIEGATUM 'MAMMY' / MAMMY CROTON	200MM POT	800 mm	76
FIC GRN	FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FIG	140MM POT	800 mm	39
GAR GLE	GARDENIA PSIDIODES 'GLENNIE RIVER' / GLENNIE RIVER GARDENIA	140MM POT	750 mm	79
IXO WHI	IXORA X 'KAMPON'S PRIDE' / KAMPON'S PRIDE IXORA	200MM POT	800 mm	24
MUR MIN	MURRAYA PANICULATA 'MIN-A-MIN' / MIN-A-MIN ORANGE JESSAMINE	200MM POT	800 mm	18
RUS LEM	RUSSELLIA EQUISETIFORMIS 'LEMON FALLS' / LEMON FALLS FIRECRACKER PLANT	140MM POT	900 mm	27
WRI ASN	WRIGHTIA ANTIDYSENTERICA / ASIAN SNOW JASMINE	140MM POT	700 mm	10
XAN BLO	XANTHOSTEMON VERTICILLATUS / BLOOMFIELD PENDA	200MM POT	1,000 mm	19



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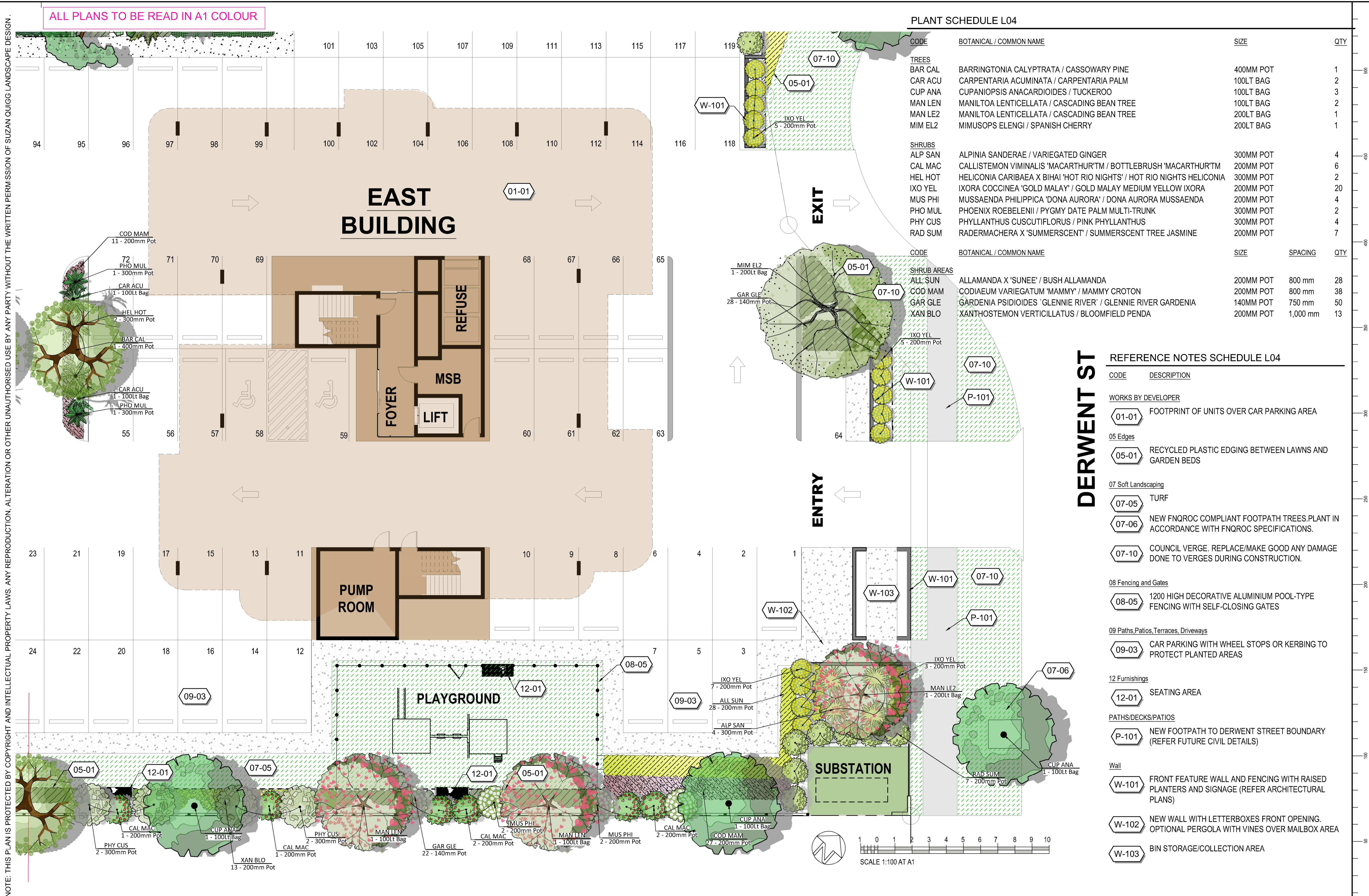
JOB No: 252312
 DWG No: L03
 ISSUE: 3
 DRAWN: SJQ
 DATE: 2 MAR 2026
 SCALE: 1:100@A1

DRAWING TITLE:
LANDSCAPE CONCEPT
AREA 2 - PLANTING NORTHERN SITE

PROJECT:
TRINITY PARK RESIDENCE
NAVIGATION DRIVE & DERWENT ST.,
SMITHFIELD

CLIENT:
PROPERTY ASSET PARTNERS PTY LTD
ATF REED ROAD TRUST

ALL PLANS TO BE READ IN A1 COLOUR



PLANT SCHEDULE L04

CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
BAR CAL	BARRINGTONIA CALYPTRATA / CASSOWARY PINE	400MM POT	1
CAR ACU	CARPENTARIA ACUMINATA / CARPENTARIA PALM	100LT BAG	2
CUP ANA	CUPANIOPSIS ANACARDIODES / TUCKEROO	100LT BAG	3
MAN LEN	MANILTOA LENTICELLATA / CASCADING BEAN TREE	100LT BAG	2
MAN LE2	MANILTOA LENTICELLATA / CASCADING BEAN TREE	200LT BAG	1
MIM EL2	MIMUSOPS ELENGI / SPANISH CHERRY	200LT BAG	1
SHRUBS			
ALP SAN	ALPINIA SANDERAE / VARIEGATED GINGER	300MM POT	4
CAL MAC	CALLISTEMON VIMINALIS 'MACARTHURTM' / BOTTLEBRUSH 'MACARTHURTM'	200MM POT	6
HEL HOT	HELICONIA CARIBAEA X BIHAI 'HOT RIO NIGHTS' / HOT RIO NIGHTS HELICONIA	300MM POT	2
IXO YEL	IXORA COCCINEA 'GOLD MALAY' / GOLD MALAY MEDIUM YELLOW IXORA	200MM POT	20
MUS PHI	MUSSAENDA PHILIPPICA 'DONA AURORA' / DONA AURORA MUSSAENDA	200MM POT	4
PHO MUL	PHOENIX ROEBELENI / PYGMY DATE PALM MULTI-TRUNK	300MM POT	2
PHY CUS	PHYLLANTHUS CUSCUTIFLORUS / PINK PHYLLANTHUS	300MM POT	4
RAD SUM	RADERMACHERA X 'SUMMERSCENT' / SUMMERSCENT TREE JASMINE	200MM POT	7

CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
SHRUB AREAS				
ALL SUN	ALLAMANDA X 'SUNEE' / BUSH ALLAMANDA	200MM POT	800 mm	28
COD MAM	CODIAEUM VARIEGATUM 'MAMMY' / MAMMY CROTON	200MM POT	800 mm	38
GAR GLE	GARDENIA PSIDIODES 'GLENNIE RIVER' / GLENNIE RIVER GARDENIA	140MM POT	750 mm	50
XAN BLO	XANTHOSTEMON VERTICILLATUS / BLOOMFIELD PENDA	200MM POT	1,000 mm	13

DERWENT ST

REFERENCE NOTES SCHEDULE L04

CODE	DESCRIPTION
WORKS BY DEVELOPER	
01-01	FOOTPRINT OF UNITS OVER CAR PARKING AREA
05 Edges	
05-01	RECYCLED PLASTIC EDGING BETWEEN LAWNS AND GARDEN BEDS
07 Soft Landscaping	
07-05	TURF
07-06	NEW FNQROC COMPLIANT FOOTPATH TREES. PLANT IN ACCORDANCE WITH FNQROC SPECIFICATIONS.
07-10	COUNCIL VERGE. REPLACE/MAKE GOOD ANY DAMAGE DONE TO VERGES DURING CONSTRUCTION.
08 Fencing and Gates	
08-05	1200 HIGH DECORATIVE ALUMINIUM POOL-TYPE FENCING WITH SELF-CLOSING GATES
09 Paths, Patios, Terraces, Driveways	
09-03	CAR PARKING WITH WHEEL STOPS OR KERBING TO PROTECT PLANTED AREAS
12 Furnishings	
12-01	SEATING AREA
PATHS/DECKS/PATIOS	
P-101	NEW FOOTPATH TO DERWENT STREET BOUNDARY (REFER FUTURE CIVIL DETAILS)
Wall	
W-101	FRONT FEATURE WALL AND FENCING WITH RAISED PLANTERS AND SIGNAGE (REFER ARCHITECTURAL PLANS)
W-102	NEW WALL WITH LETTERBOXES FRONT OPENING. OPTIONAL PERGOLA WITH VINES OVER MAILBOX AREA
W-103	BIN STORAGE/COLLECTION AREA

NOTE: THIS PLAN IS PROTECTED BY COPYRIGHT AND INTELLECTUAL PROPERTY LAWS. ANY REPRODUCTION, ALTERATION OR OTHER UNAUTHORISED USE BY ANY PARTY WITHOUT THE WRITTEN PERMISSION OF SUZAN QUIGG LANDSCAPE DESIGN.

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JOB No: 252312
 DWG No: L04
 ISSUE: 2
 DRAWN: SJQ
 DATE: 2 MAR 2026
 SCALE: 1:100@A1

DRAWING TITLE:
**PRELIMINARY LANDSCAPE CONCEPT
 AREA 3 - PLANTING EASTERN SITE**

PROJECT:
**TRINITY PARK RESIDENCE
 NAVIGATION DRIVE & DERWENT ST.,
 SMITHFIELD**

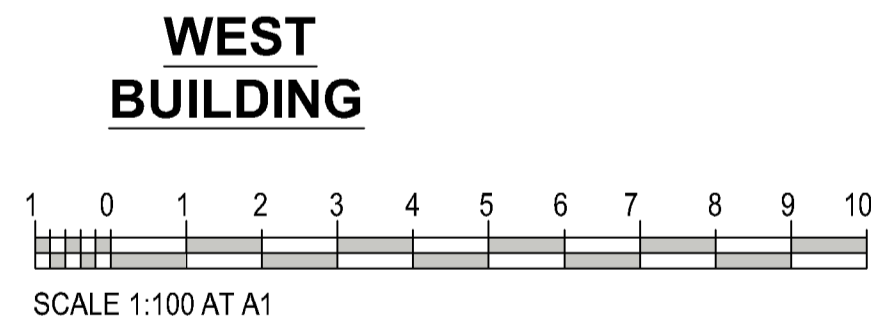
CLIENT:
**PROPERTY ASSET PARTNERS PTY LTD
 ATF REED ROAD TRUST**

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LANDSCAPE PLANS TO BE READ IN COLOUR



WEST BUILDING
PODIUM LEVEL LANDSCAPING - PLANTERS LEVELS 1-5

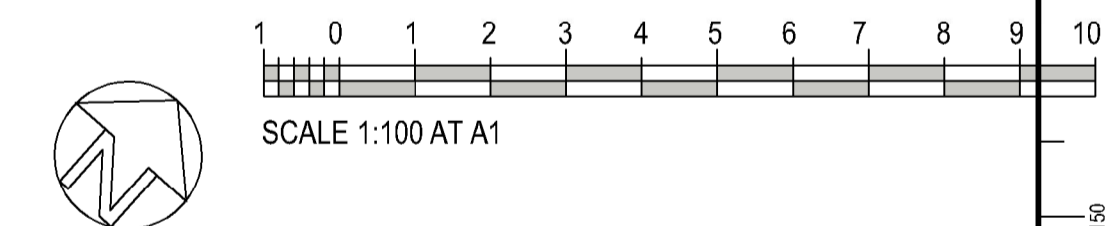


PLANT SCHEDULE LEVEL 1-4 PODIUM

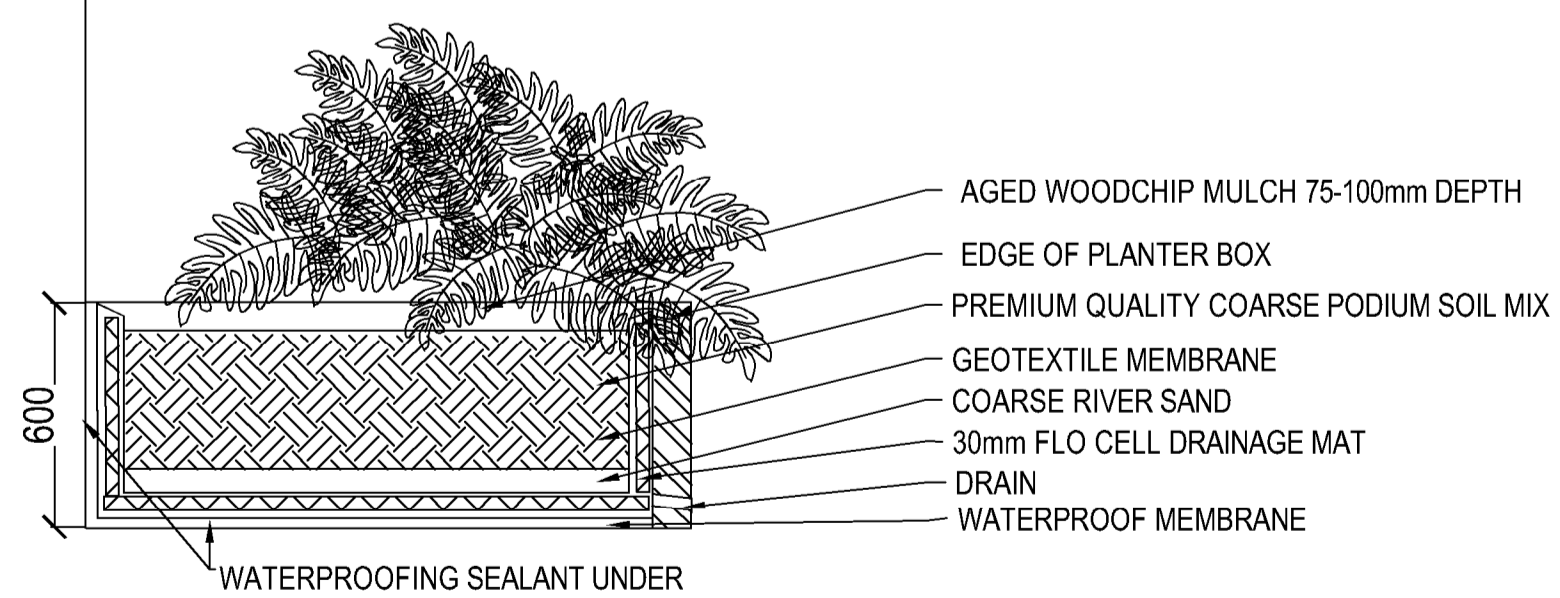
CODE	BOTANICAL / COMMON NAME	SIZE	QTY
SHRUBS			
RUS EQU	RUSSELLIA EQUISETIFORMIS / FIRECRACKER PLANT	200MM POT	14
ZAM FUR	ZAMIA FURFURACEA / CARDBOARD PALM	300MM POT	6



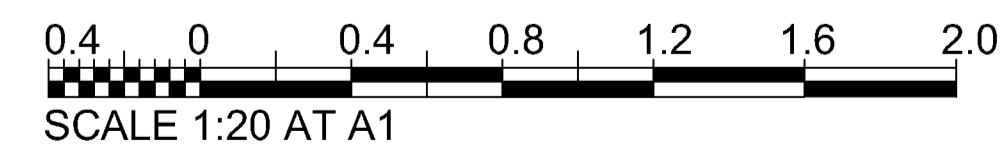
EAST BUILDING
PODIUM LEVEL LANDSCAPING - PLANTERS LEVELS 1-5



Wall of Building
PROVIDE ANCHOR POINT FOR HARNESS FOR GARDEN MAINTENANCE WHEN REQUIRED (MAJORITY OF MAINTENANCE SHOULD BE ABLE TO BE DONE FROM INSIDE BUILDING)



BALCONY PLANTER BOX SUGGESTION FOR CONSTRUCTION



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GENERAL

- ALL WORK IS TO BE CARRIED OUT BY LICENSED CONTRACTORS IN ACCORDANCE WITH ALL AUSTRALIA, NATSPEC AND LOCAL GOVERNMENT CODES AND STANDARDS.
- REFER ALSO TO INFORMATION ON L00

SCOPE OF WORK

- REFER TO THE DRAWINGS FOR THE SCOPE OF WORK WHICH INCLUDES ALL RELEVANT SUPPLY OF LABOUR, MATERIALS, PLANT AND EQUIPMENT REQUIRED TO EXECUTE THE WORKS INCLUDING BUT NOT LIMITED TO:
 - PREPARATION OF AREAS TO BE LANDSCAPED
 - REMOVAL AND DISPOSAL OF ANY DELETERIOUS MATERIALS
 - SUPPLY AND INSTALL AUTOMATIC IRRIGATION SYSTEM
 - PREPARATION OF RAISED GARDEN BEDS
 - CULTIVATION OF AREAS FOR SOFT LANDSCAPING
 - SUPPLY AND SPREAD IMPORTED TOPSOIL AND ADDITIVES
 - SUPPLY AND INSTALL ALL POTS AND VERTICAL GARDEN PANELS
 - PLANT
 - MULCH
 - MAINTENANCE

NOTE THAT ALL REMOVAL OF VEGETATION, CONSTRUCTION OF PATHS AND DRIVEWAYS, FENCING, SUBSOIL DRAINAGE, RETAINING AND FENCING IS NOT INCLUDED IN THIS SCOPE OF WORKS AND WILL BE UNDERTAKEN BY OTHERS.

WEED CONTROL AND SITE PREPARATION

- REMOVE ANY WOODY AND HERBACEOUS WEEDS, GRASSES AND DECLARED PEST PLANTS BY MECHANICAL MEANS, CAREFULLY DISPOSING OF ALL REMOVED MATERIAL, OBSERVING ALL LOCAL AUTHORITY AND ENVIRONMENTAL AGENCY REQUIREMENTS.
- CHECK FOR PESTS SUCH AS FIRE-ANTS.
- DO NOT TRANSPORT SOIL BETWEEN SITES AND CHECK THAT ALL MACHINERY, VEHICLES AND SHOES ARE CLEANED BEFORE LEAVING THE SITE.
- SITE PREPARATION INVOLVES 2 APPLICATIONS OF A NON-RESIDUAL GLYPHOSATE HERBICIDE 2 MONTHS PRIOR TO PLANTING APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THE SECOND APPLICATION WILL BE ONE MONTH AFTER THE FIRST TO ENSURE THAT ANY AREAS MISSED IN THE INITIAL APPLICATION ARE TREATED.
- TREAT ANY NUTGRASS WITH SEMPRA SPRAYED AT REGULAR INTERVALS APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- THE PROJECT MUST AIM TO MINIMISE THE AMOUNT OF SEDIMENT LEAVING THE SITE DURING SITE PREPARATION AND PLANT ESTABLISHMENT. REFER CIVIL PLANS.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR ADEQUATE DRAINAGE OF THE SITE DURING THE CONSTRUCTION PERIOD. EROSION AND SEDIMENT CONTROL BARRIERS WILL BE ERECTED AS PART OF THE SITE PREPARATION WORKS.REFER TO CIVIL PLANS

SUBSOIL AND DRAINAGE

- ENSURE THAT ALL LANDSCAPED AREAS INCLUDING RAISED PLANTERS ARE ADEQUATELY DRAINED.
- WHERE FIELD INLET PITS ARE TO BE PLACED, ALLOW ENOUGH SPACE AROUND THEM TO PREVENT BLOCKAGE BY ROOTS AND LEAVES.
- RIP SUBSOIL TO A DEPTH OF 150mm. SUBSOIL SHOULD NOT BE COMPACTED OTHERWISE ADEQUATE PLANT GROWTH WILL NOT OCCUR.

TOPSOIL AND POTTING MIX

- AERATE COMPACTED SOILS AND CORRECT THE pH OF SOILS AFFECTED BY CONSTRUCTION ACTIVITIES OR PRIOR LAND USES.
- REMOVE BUILDER'S DEBRIS, CONCRETE, CEMENT AND OTHER DELETERIOUS MATTER FROM AREAS TO BE LANDSCAPED PRIOR TO PLANTING.
- THE QUALITY OF TOPSOIL PILED ON THE SITE SHALL BE CHECKED AND IF ADEQUATE FOR USE WITH THE ADDITION OF SUITABLE ADDITIVES (USING A PROPRIETARY COMPOST MIX - USE RECYCLED AND ORGANIC

SOIL CONDITIONERS IF POSSIBLE), THEN THIS MAY BE USED IN PLACE OF IMPORTED TOPSOIL IN ON-GROUND PLANTED AREAS (EXCLUDING PLANTERS) PROVIDED THAT IT COMPLIES WITH THE RELEVANT AUSTRALIAN STANDARDS. PROVIDE SAMPLES OF A ONE LITRE BAG OF ANY PROPOSED TOPSOIL TO BE USED.

4. SOILS USED FOR LANDSCAPING SHOULD COMPLY WITH

- AS4419-2018: *Soils for landscaping and garden use,*
- AS3743-2003: *Potting mixes, and*
- AS 4454-2012: *Composts, soil conditioners and mulches.*

AND SHALL BE A GOOD QUALITY LANDSCAPING SOIL MIX IMPORTED FROM AN APPROVED SOURCE.

5. WHEN USING LOCALLY GROWN NATIVES IT IS RECOMMENDED THAT THE NATURAL SOIL BE UNALTERED OR IMPROVED WITH SUITABLE ADDITIVES ONLY. IMPORTED SOIL FOR NATIVES SHALL BE LOW IN PHOSPHOROUS TO COMPLY WITH PARAGRAPH 5.8 OF AS4419-2018.

- IT SHALL CONTAIN APPROXIMATELY 70% SANDY LOAM AND 30% COMPOSTED OR MATURE ORGANIC MATTER
- IT SHALL BE FRIABLE AND NOT CONTAIN ANY CLAY
- THE PH SHOULD BE BETWEEN 5.5 AND 7.0
- IT SHALL BE FREE FROM CONTAMINANTS SUCH AS THE SEED OF DECLARED WEEDS, ROCKS AND SALTS
- IT SHALL NOT CONTAIN ANY CHEMICAL FERTILIZERS.
- SUPPLY A GOOD QUALITY POTTING MIX FOR RAISED PLANTERS.

PLANTER DESIGN

ALL PLANTERS SHOULD BE FULLY WATERPROOFED AND SEALED INTERNALLY. ALL SEALED FINISHES ARE TO BE SOUND AND INSTALLED TO MANUFACTURER'S SPECIFICATIONS.

APPLY DRAINAGE CELLS TO THE BASES AND SIDES OF ALL PLANTERS APPLY FILTER FABRIC TO THE BASES AND SIDES PRIOR TO BACKFILLING WITH A SUITABLE POTTING MIX.

MINIMUM DEPTH FOR SOIL IN PLANTERS AND INGROUND - SHRUBS 600mm, SMALL TREES/LARGE SHRUBS (3-4m MAXIMUM HEIGHT) 1000mm.

PLANT SUPPLY

- ALL PLANTING IS TO BE CARRIED OUT AT A TIME OF YEAR WHEN THE LIKELIHOOD OF RAIN IS THE GREATEST AND WHEN THREATS TO PLANTING SUCCESS ARE AT A MINIMUM. AS A ROUGH GUIDE NOV-DEC WITH IRRIGATION AND FEB-MAR WITHOUT.
- PLANTS SHOULD BE ORDERED WELL IN ADVANCE OF THE PROJECTED PLANTING DATE TO ALLOW TIME FOR THEM TO BE AN OPTIMUM SIZE. DO NOT SUBSTITUTE WITHOUT REFERENCE TO THE SUPERINTENDENT.
- IF A SPECIMEN PLANT IS AVAILABLE IN A LARGER SIZE THAN SPECIFIED ON THE PLAN, BRING THIS TO THE ATTENTION OF THE SUPERINTENDENT WHO MAY WISH TO ORGANISE USING THE LARGER AVAILABLE SPECIMEN IF IT IS SUITABLE AS A VARIATION TO THE CONTRACT.
- ALL TREES AND SHRUBS ARE TO BE TRUE TO NAME, WELL-GROWN (IN ACCORDANCE WITH CURRENT AUSTRALIAN PLANT PRODUCTION STANDARDS). PLANTS PROVIDED SHOULD BE WELL-ESTABLISHED IN THEIR ROOT AND BRANCH FORMATION AND CONFORM TO NATSPEC'S "SPECIFYING TREES - A GUIDE TO THE ASSESSMENT OF TREE QUALITY" SECOND EDITION 2003 BY ROSS CLARK AND AUSTRALIAN AND AUSTRALIAN TREE STOCK STANDARDS RELEVANT TO THE LOCAL AREA.
- STOCK MUST BE FROM SEED FROM AN APPROPRIATE SOURCE
- ALL PLANTS SHALL BE DELIVERED TO SITE IN A COVERED VEHICLE AND WATERED IMMEDIATELY FOLLOWING DELIVERY. DO NOT ALLOW PLANTS TO DRY OUT OR OVER-HEAT.
- ENSURE THAT AT LEAST ONE PLANT FROM EACH SPECIES IN A BATCH IS CLEARLY LABELLED.
- ALL PLANTING MUST BE CARRIED OUT IMMEDIATELY FOLLOWING DELIVERY, REMOVING CONTAINERS, UNLESS FULLY DEGRADABLE, AT THE LATEST POINT BEFORE PLANTING.
- ALL PLANTS MUST BE FULLY SUN-HARDENED, TRUE TO NAME, WELL-FORMED AND FREE FROM DISEASE.

PLANTING - GENERALLY

- GENERALLY PLANTS SHOULD BE PLANTED IN ACCORDANCE WITH THE

PLAN, HOWEVER WHERE POSITIONS OF SERVICES HAVE BEEN VARIED FROM THOSE SHOWN ON THE PLAN OR CONTOURS AND EARTHWORKS MEAN THAT IT WOULD BE IMPRACTICAL TO LOCATE SPECIES IN THE POSITIONS INDICATED, REFER TO THE SUPERINTENDENT FOR GUIDANCE.

- ALL APPROPRIATE WATER PERMITS MUST BE OBTAINED PRIOR TO COMMENCING PLANTING
- CULTIVATE SUB-GRADE TO 150mm DEPTH BELOW PLANTING PIT. REMOVE ALL ROCKS, STONES AND RUBBLE THAT EXCEEDS 75mm DIA.
- AS A MINIMUM, EXCAVATE THE PLANTING HOLE TO ALLOW A MINIMUM OF 200mm CLEARANCE AROUND THE ROOT BALL. RIP THE BASE OF THE HOLE TO 150mm DEPTH BELOW THIS TO PROMOTE GOOD DRAINAGE. RECOMMENDED FERTILISER IS AGRIFORM (OR SIMILAR SLOW-RELEASE) PLANTING PELLETS APPLIED AT A RATE OF 1-2 PELLETS PER HOLE DEPENDING UPON PLANT SIZE AND MANUFACTURER'S INSTRUCTIONS.
- PLACE WATER CRYSTALS AT A RATE OF 250ml EXPANDED CRYSTALS PER PLANTING HOLE.
- IMMERSE THE PLANT CONTAINER IN WATER PRIOR TO REMOVING THE PLANT FROM THE POT AND WATER THE PLANT HOLE TO PREVENT THE ROOTS COMING INTO CONTACT WITH DRY SOIL. DO NOT DAMAGE THE ROOTS WHEN REMOVING THE PLANT FROM ITS CONTAINER AND GENTLY PLACING IN THE HOLE.
- PLANTING SHOULD BE CARRIED OUT IN SUCH A WAY THAT THE TOP OF THE SOIL IN THE PLANT CONTAINER FROM THE NURSERY IS AT GROUND LEVEL WHEN PLANTED AND NEITHER TOO DEEP OR TOO SHALLOW.
- BACKFILL THE HOLE GENTLY FIRING SUCCESSIVE LAYERS WITHOUT COMPACTING THE SOIL BUT ENSURE THAT THE PLANT IS HELD SECURELY BY THE SOIL.
- FORM A SMALL INDENTED AREA AROUND THE STEM TO CAPTURE WATER.
- WATER WITH A MINIMUM 10 LITRES IMMEDIATELY FOLLOWING PLANTING AND PRIOR TO MULCHING

MULCHING

- MULCH SHOULD BE FOREST BARK OR SIMILAR LOCALLY-SOURCED APPROVED MATERIAL(NO FINES) INSTALLED TO A MINIMUM DEPTH OF 75mm.
- MULCH SHOULD BE KEPT CLEAR OF THE PLANT STEM.
- USE PARTICLE MASKS WHEN SPREADING ORGANIC MULCH TO AVOID BREATHING IN MOULD SPORES.

WATERING

- THE CONTRACTOR IS TO PROVIDE AN AUTOMATIC WATERING SYSTEM TO ALL SOFT LANDSCAPING AREAS. A PLAN OF THE IRRIGATION WILL BE PROVIDED TO THE SUPERVISOR PRIOR TO INSTALLATION.
- WATERING IS THE APPLICATION OF 10MM OF WATER TO THE TOTAL AREA IN NOT LESS THAN ONE HOUR AND SHALL INCLUDE ANY NATURAL RAINFALL.
- ALL PLANTS AND GRASS SHALL BE THOROUGHLY WATERED IMMEDIATELY ON ARRIVAL AT SITE AND AGAIN PRIOR TO PLANTING.
- WATER DURING AND IMMEDIATELY AFTER PLANTING.
- ALL LANDSCAPED AREAS ARE TO BE RIGOROUSLY WATERED DURING CONSTRUCTION AND DURING THE MAINTENANCE PERIOD UNTIL THE PLANTS ARE ESTABLISHED.
- THE FREQUENCY OF WATERING SHALL COMPLY WITH THE FOLLOWING MINIMUM REQUIREMENTS.

PERIODS AFTER PLANTING WATERING

IMMEDIATELY	ONCE
WEEK 1	TWICE/DAY DURING HOT DRY WINDY

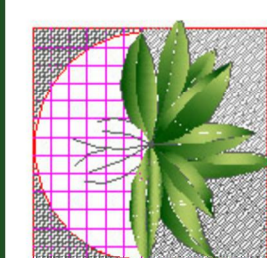
PERIODS	ONCE/DAY DURING COOL/OVERCAST PERIODS
WEEK 2	ONCE/DAY
WEEKS 3 & 4	ONCE EVERY SECOND DAY
WEEKS 5 UNTIL NECESSARY	TWICE/WEEK

OR AS NECESSARY TO ENSURE A MINIMUM STRIKE RATE.

PLANT ESTABLISHMENT AND MAINTENANCE

- A MAINTENANCE AND ESTABLISHMENT PERIOD OF 12 WEEKS IS REQUIRED FOLLOWING A PRACTICAL COMPLETION INSPECTION AND WILL COMMENCE FOLLOWING AN 'ON MAINTENANCE' INSPECTION OF THE 'AS CONSTRUCTED' LANDSCAPING WORKS.
- THE MAINTENANCE PERIOD SHOULD, HOWEVER, BE IMPLEMENTED IMMEDIATELY FOLLOWING PLANTING AND IF STARTED MORE THAN 13 WEEKS BEFORE THE DATE OF WORKS ACCEPTANCE THEN THE DEVELOPER WILL NEED TO CONTINUE MAINTENANCE UNTIL HANDOVER.
- DURING THE MAINTENANCE PERIOD, THE CONTRACTOR IS TO ENSURE ALL WORK IS DONE TO ENSURE PLANTS AND GRASS ARE HEALTHY AND GROWING WELL.
- REMOVE AND REPLACE AS NECESSARY ANY DEAD, DISEASED OR UNHEALTHY GROWTH SO THAT ALL VEGETATION IS THRIVING BY THE TIME THAT THE CLIENT ACCEPTS RESPONSIBILITY FOR THE LANDSCAPE WORKS.
- ALL WEEDS SHOULD BE ERADICATED MANUALLY OR WITH THE USE OF AN APPROVED HERBICIDE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. SPRAYING WILL ONLY TAKE PLACE AT A TIME WHEN THERE WILL BE NO DAMAGE CAUSED TO THE ENVIRONMENT BY APPLYING THE CHEMICAL E.G. NOT IN WINDY CONDITIONS OR WHEN RAIN APPEARS IMMINENT.
- MOW, MULCH, PRUNE, FERTILISE AND WATER AS REQUIRED.
- AT THE END OF THE HANDOVER PERIOD, THE CLIENT SHOULD ISSUE AN 'OFF-MAINTENANCE CERTIFICATE'.
- WITH THE EXCEPTION OF ALMOST DAILY WATERING, MAINTENANCE VISITS SHOULD BE AT APPROXIMATELY 1 WEEKLY INTERVALS.

PRELIMINARY ONLY



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JOB No: 252312
 DWG No: L06
 ISSUE: 2

DRAWN: SJQ
 DATE: 27 FEB 2026
 SCALE: N/A

DRAWING TITLE:
PRELIMINARY LANDSCAPE CONCEPT
LANDSCAPE NOTES

PROJECT:
TRINITY PARK RESIDENCE
NAVIGATION DRIVE & DERWENT ST.,
SMITHFIELD

CLIENT:
PROPERTY ASSET PARTNERS PTY LTD
ATF REED ROAD TRUST

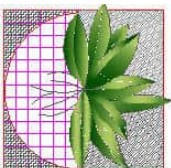
REED ROAD

TRINITY PARK

CAIRNS

LANDSCAPE MAINTENANCE AND MANAGEMENT PLAN (PRELIMINARY)

24 JUNE 2025



SUZAN QUIGG

L A N D S C A P E D E S I G N

1 LANDSCAPE – MAINTENANCE AND MANAGEMENT PLAN**1 PROJECT BACKGROUND**

The Landscape Maintenance and Management Plan (LMMP) has been prepared in response to an information request by Cairns Regional Council regarding development (MCU) application 8/30/455 Ref 13401/2025 for Reed Road, Trinity Park (Lot 10 on SP123049 & Lot 12 on SP123050)

Item 11. Landscape Maintenance Management Plan

Provide to Council for endorsement a Vertical and Horizontal Landscape Maintenance Management Plan.

This plan must demonstrate how the vertical and horizontal planting to be established on the buildings and structures to be established on the buildings and structures can be established for the life of the development. The maintenance Management Plan must include provisions for each level including ground level for access for any person and required maintenance machinery, providing water, plant training on trellising, pruning, conditioning of potting mediums, fertiliser application and mulching and comply with relevant building and safety standards.

The approved Landscape Maintenance and Management Plan must be referenced within the Community Management Statement for the development.

Note: There are no vertical wire plant support systems in this project. All maintenance of gardens can be done from communal areas (except for the penthouse level)

1.1 EXTENT OF RESPONSIBILITIES**Reference Drawings and Documents****Refer to:**

Any relevant Australian Standards, FNQROC specifications and guidelines where relevant

The landscape drawings prepared by Suzan Quigg Landscape Design.

Architectural plans to be prepared by Humac.

Plans by other consultants such as civil, structural, mechanical and electrical to be prepared.

Scope of Works

The current document (LMMP) is designed to provide preliminary guidelines only on tasks for landscape maintenance of the contract area during the maintenance period and for the life of the development.

Detailed construction design considering safety aspects will be provided by the relevant consultants during the building design process including workplace health and safety consultants, other advisors and building certifiers.

Structural design for features such as planters and pergolas with regard to future safety and maintenance procedures to comply with required safety requirements is outside the scope of the Landscape Designer and is only briefly mentioned in this document.

Extent of maintenance:

- Weeding all landscaped areas external and internal within the site
- Supply and spreading of fertiliser to garden bed areas, planters and pots.

- Supply and installation of mulch to garden bed areas, planters and pots.
- Pruning, trimming and tree surgery.
- Adjustment of tree stakes and ties including replacement or removal once plants are sufficiently established and no longer requiring support.
- Pest and disease control of plants.
- Diagnosis of cause of dead or failed plants and recommendations for corrective actions.
- Replacement of dead or failed plants (as instructed).
- Maintenance of irrigation and fertigation systems.
- Removal of rubbish and debris related to garden/planted areas.
- Removal of leaves, mulch and organic debris from pavement and drains.
- Keeping a logbook of maintenance activities.
- Providing monthly reports.

Maintenance procedures: As documented.

1.2 THE SITE

Site restrictions

Any person proposing to carry out landscape maintenance within the site must notify the site manager before gaining access to the site and confirm that they will comply with and are familiar with any conditions of entry and procedures for working within the site.

Protection of persons and property

Temporary works: Provide and maintain required guards, fencing, footpaths, signs and lighting.

Accessways and services: Do not obstruct or damage footpaths, drains and watercourses and other existing services in use on or adjacent to the site. Determine the location of such services. Rectify immediately any obstruction or damage to such services and provide temporary services whilst repairs are carried out.

Trees and properties: Do not interfere with or damage trees and properties that are to remain on or adjacent to the site, including adjoining property encroaching onto the site. Rectify immediately any interference or damage to such trees and properties.

1.3 GENERAL CONDITIONS

Contractor and staff

Representative: Nominate a senior partner/person experienced in maintenance nursery practices and horticulture, to be responsible for taking and carrying out instruction, and reporting to the principal.

All works are to be done in accordance with any relevant Australian Standard for Medium Rise Buildings (to be advised by others).

Any contractor must provide a Safe Work Method Statement to be approved.

All contractors and their employees must be experienced, trained, fully certified, insured, supervised (where required) and able to provide evidence of their suitability prior to undertaking any work such as maintenance of the podium level planters.

Access for Maintenance

All proposed planted areas should be able to be accessed via communal areas such as stairwells and paths.

Any person working on the gardens including planters must be made fully aware of any procedures designed to improve safety and have received thorough training on how to access and perform maintenance, remedial and replacement activities before they are allowed to commence work.

If any machinery or equipment for working at heights is required to be used such as ladders or cherry pickers notify the supervisor before bringing on to site.

Personal safety harnesses should be used wherever required and advised.

Refer to separate safety standards and advice for this site to be provided by others before undertaking any horticultural work on site and provide evidence that the contractor is able to implement any requirements and recommendations.

Special instructions

Priority: If instructed by the principal, attend to certain areas and procedures as a priority. Obtain approval for additional costs before starting the works.

Notice

Inspection: Give at least two working days' notice of the following operations:

- Application of herbicide.
- Application of fertiliser.
- Each site maintenance visit.
- Work affecting public access or amenity on the Thursday of the week before the work is planned.

Water restrictions: Give immediate notification of any new restrictions that affect maintenance.

Reporting

Monthly report: Submit regular reports to the site manager as required as follows:

- General status of the works.
- Soil test results included as required for the fertilising programs.
- Any plant replacement requirements.
- Irrigation operation schedules and water consumption.

Incident reports: Report immediately, verbally and confirm in writing, any disturbance or incidence affecting or likely to affect the scheduling of the works.

Records

Logbook: Keep on site and make available for inspection a logbook, recording the following on a weekly basis:

- Description, time and method of application of toxic material.
- Maintenance work details.
- Inclement weather to verify inability to carry out work within the specified time frame.

Replacement plants

Plant species: Submit the supplier's certification as evidence that plants are true to the required species and type, and free from diseases, pests and weeds at the time of delivery.

If plants are failing for any reason and replacement with an identical species is not going to be viable e.g. the site becomes exposed to unexpected light or other cultural conditions, advise the supervisor so that a suitable alternative solution can be agreed.

Coordination with others

Other contractors: Coordinate work with other contractors to minimise conflicting activities and delays. If disturbances to planned works are unavoidable, make arrangements to work around them.

2 PRODUCTS

2.1 FERTILISER**General**

Description: Proprietary fertilisers, delivered to the site in the manufacturer's labelled and unopened bags or containers.

Labelling

General: To the applicable statutory requirements, including manufacturer or supplier, weight, fertiliser type, N:P:K ratio, recommended uses and application rates.

Label type: To withstand transit without erasure or misplacement.

Fertiliser schedule

Fertiliser key	Location	N:P:K ratio	Application rate
Slow Release Granular Fertiliser e.g. Osmocote Pro (5-6 month)	Planters and pots	17-4.8-8.3+1.2Mg + trace elements or ratios within this range	Refer to manufacturer's instructions for rate
Fertiliser for Native Plants e.g. Incitec CK77S, Hi Fert HF 78S, Searles Kickalong Organic Plant Food, Searles Native Plant Food	Garden Beds	19-1-16 (maximum P level is 3%)	Spring and Summer

3 EXECUTION

3.1 GENERAL

Weeding

Requirement: Remove any unwanted broad-leaf plants and grasses that are not growing in the desired locations.

Program:

- Trees and shrubs and plants in containers: As required for planted, paved and mulched areas to be weed-free when observed at fortnightly intervals.

Vigorous ground covers: Keep 200 mm clear from the base of any shrub or tree. Remove as follows:

- All areas: By hand unless a species becomes invasive then small scale application of herbicides would be permitted if approved by superintendent.

Herbicide application: Apply to the manufacturer's recommendations.

Pest and disease control

Requirement: Control any pests or diseases affecting the garden bed areas as follows:

- Identify the problem.
- Execute the correct treatment until the problem has been eliminated.
- Apply hazardous material out of normal working hours.
- Protect staff and public from exposure to hazardous materials.

3.2 TREES AND SHRUBS INCLUDING PLANTS IN POTS OR PLANTERS

Pruning and trimming

General: Prune to reflect the natural growth, flowering and regrowth habit of the individual species. For plants in pots or planters, trim plants to desirable shape as required.

Thin out plants which are growing into other plant areas so that each species or variety appears to be in neat group, maintaining narrow almost invisible boundaries between them.

Remove all dead, diseased and unsightly growth, shaping plants to create a desirable display.

Program generally: Regularly on a spot basis as required.

Shrubs: Prune after flowering.

Hedge trimming/ group planting: Schedule trimming at times that maintains the character and design of hedges and group planting. Allow up to three times per season.

Tip pruning:

- Purpose: To encourage development of new shoots during the active growing season.
- Method: Removal of the top 25 mm or growing tip of each branch.
- Restriction: Do not remove buds before the flowering season in those plants that have terminal flowers.

Radical pruning:

- Purpose: To maintain a hedge or formal shape or if a particular problem, growth habit, damage, or disease requires branch removal.

Tree pruning:

- Purpose: To eliminate diseased or damaged growth, avoid inter-branch contact and thin out crowns in a natural manner. Remove branches which will spoil shape of plant or has potential to grow into space of neighbouring plant before it becomes unsightly.
- Maintain sight lines to signs and lights.
- Maintain visibility for personal security.

Crown-lifting or tree branch removal:

- To AS 4373 (2007).
- Give notice and engage a suitably qualified arborist.

Fertilising

Fertilising program: Base the program on soil testing results.

Soil testing: Test soil as follows:

- At the start of the contract.
- Take samples from a cross-section of planting beds.

Soil pH adjustment: Apply additional fertilisers and soil conditioners as indicated from soil testing or from the physical soil structure. Maintain a pH range of 5.5 to 6.5.

Program:

- Regular application: Each September and March for inground plants.
- Pot plants and planters fertilise with approved liquid fertiliser at 2-3 monthly intervals depending on season or apply slow-release fertilisers in accordance with manufacturer's instructions.
- Sensitive native species: Apply fertiliser at an appropriate rate.

Stakes, tree guards and ties

Generally: If plants are not self-supporting or if stakes are damaged, stake or re-stake the plants as follows:

- Drive three hardwood stakes placed diagonally with the first stake on the opposite side to the prevailing winds.
- Do not single stake large plants.

Tree guards: Replace damaged or missing tree guards.

Removal: If plants are robust with well-developed systems, have progressed to self-reliant maturity and no longer require support, remove stakes, tree guards and ties.

Plant replacements

General: Before replacement, diagnose cause of plant failure and report findings. If failure is due to species incompatibility with site conditions, recommend alternative species. Replace all evergreen plants that have died or lost 50% of their normal foliage cover. Provide replacement plants as follows:

- Of the same species and variety (or approved alternative) and of the closest commercially available size.
- With a balanced root system in relation to the size of the plant and conducive to successful transpiration. Inspect the root conditions of plants by knocking plants from their containers.
- Without signs of having been stressed at any stage during their development due to inadequate watering, excessive shade/sunlight, suffered physical damage or have restricted habit due to growth in nursery rows.
- Grown in final containers for not less than twelve (12) weeks.

3.3 WATERING

Application rates: Soak to a depth of 300 mm for planting. Avoid frequent dampening of the surface. Allow the surface of the soil to partially dry out between waterings. Confirm soaked depth and record in the logbook.

Timing: Water at times of day to minimise water evaporation loss. Do not water during the hottest period of summer days.

Water restrictions: Coordinate the water supply and conform to legislation and restrictions applying at the time.

Hand watering

Requirement: Manually water all planting areas in absence of an irrigation system or until the proposed irrigation system is fully operational. Avoid frequent dampening of the surface. Allow the surface of the soil to partially dry out between waterings.

Frequently check to make sure that all areas are receiving the required amount of water from the irrigation system and water by hand any areas that require it during any adjustments to the irrigation system.

Irrigation

Irrigation system program: Adjust to suit the following:

- The precipitation requirements of the individual zones/stations with regard to types of plants.
- The infiltration rate of the soil/medium and associated physical factors, seasons, evaporation, exposure, topography and local authority restrictions.
- Adjustment or shut down during and after periods of prolonged heavy rain.
- Water supply and watering regime of legislation and restrictions applying at the time.

Equipment maintenance:

- Check all components for proper operation.
- Obtain approval to repair or replace damaged component with parts from the same manufacturer.
- Flush any dirt or foreign matter from the system and clear all blockages.

System maintenance: Conform to the **Irrigation system maintenance schedule**.

Programming

Automated systems: Program to coincide with optimum periods of water pressure and water absorption.

Public access: Do not inconvenience persons occupying the site by water spray or by blocking normal pedestrian or traffic flow.

3.4 MULCHING**General**

Clean up: Remove all mulching materials from paved/concrete areas and internal paths and stairs and maintain a clean and tidy appearance when viewed on a weekly basis.

Requirement: Maintain a minimum depth as follows:

- 75 mm for organic mulch.

Areas of excessive wear: Top up with mulch to match existing.

Organic mulch

Aged forest bark or similar approved product.

Appearance: Keep mulched areas clean and tidy with no soil disturbance evident on the surface of the mulch.

3.5 INCIDENTAL WORKS**Supplementary works**

General: Execute the following:

- Removal of waste from maintenance work.
- Removal of leaf litter fortnightly during leaf fall.
- Wash paving on completion of herbicide application.
- Sweep, blow paving after fertiliser application – do not wash until granules are removed when fertilisers contain iron.
- Check that all wires for climbing plants retain the correct tension and either adjust as necessary or bring to the attention of the supervisor.
- Regularly check the status of the felt vertical garden panels and advise if repairs/maintenance to the structures is required.

Furniture, signage and barriers

Scope: All fixed and movable features within the landscape.

Furniture and pots:

- Move and relocate as required for maintenance of the area.

- Repair or replace items damaged by the maintenance contract staff.

Signage: Maintain sight line visibility.

Drains

General: Inspect and clean all drainage structures and pit covers and make sure they are in working order. Remove all organic debris.

Frequency: As required, so that all overflow drains are clear when observed at fortnightly intervals.

3.6 MAINTENANCE REPORT

Monthly reports schedule

Item	Action
Plant material	Replace failed plants
	Additional planting
	Treat for disease or pest attack
	Tree surgery
	Fertilising generally
	Fertilising for specific nutrient deficiencies
	Thin out planting
Soil	Pruning/trimming
	Additional soil
	Soil conditioner
Mulch	Weeding
	Top up mulch
Rubbish removal	Generally remove bottles, paper, cigarette butts and other rubbish.
	Remove leaf, litter from path and paved areas
Irrigation	Replace parts
	Repair
	Clean out
	Adjust
	Clean out subsurface drains
Paving and pathways	Repair dips, hollows, irregularities
	Remove stains and graffiti
	Replace sections of uplift
	Clear main pathway drains of debris
Fencing	Weeding
	Repair fencing
Vertical Gardens	Repair loose or damaged parts
Glass panel in car park area	Keep clear of vegetation and clean as required
Lighting	Replace blown lamps and damaged diffusers

3.7 MAINTENANCE PROCEDURE

Maintenance schedule

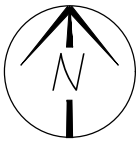
3.8 IRRIGATION

Irrigation system maintenance schedule

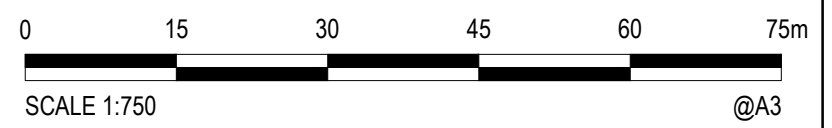
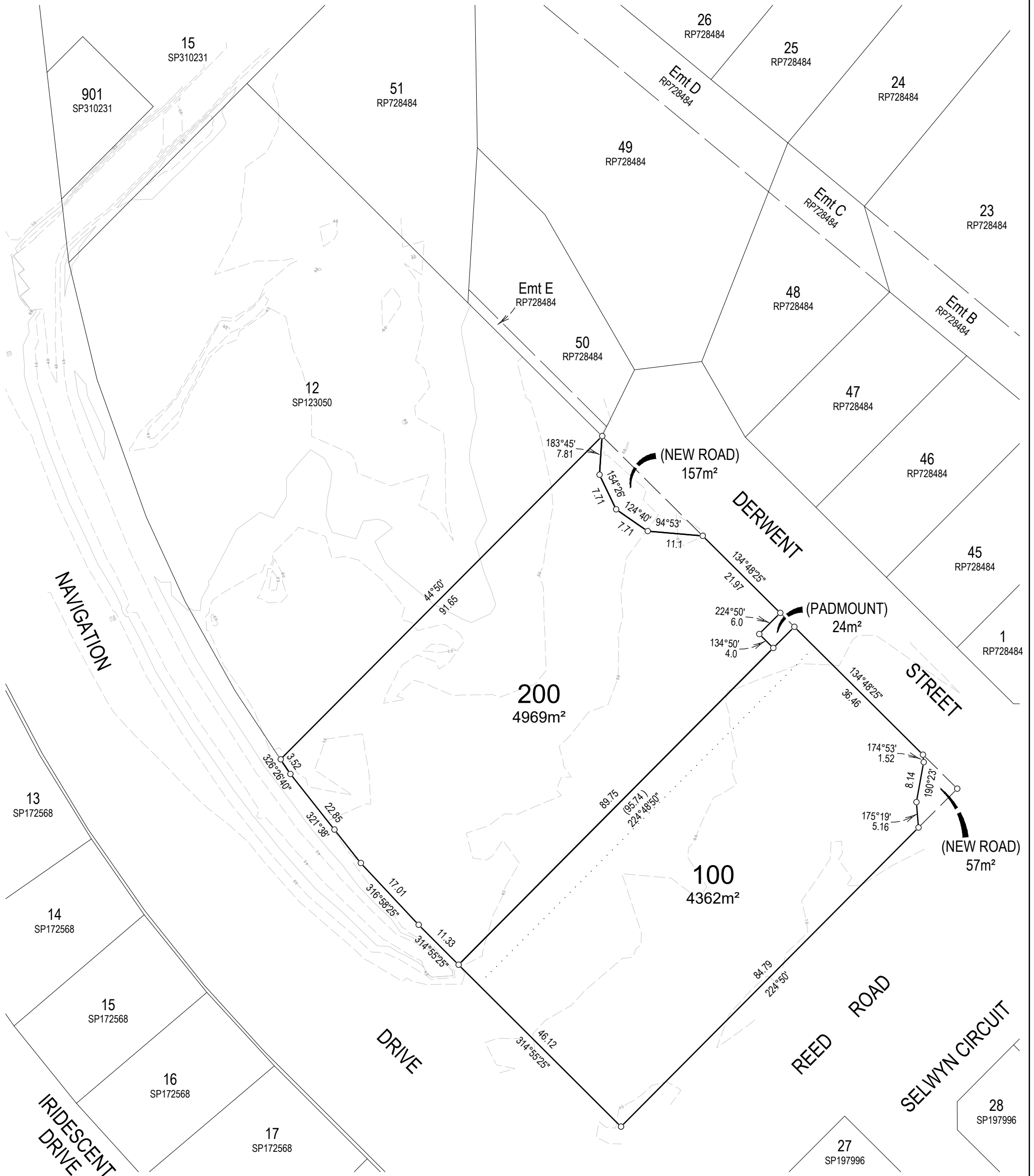
Item	Frequency
Filters – mainline	Monthly

Item	Frequency
Electrical source output (auto system)	Monthly
Controller (automatic systems)	Monthly
Operation – progression - Station to Station.	Weekly
Proper activation of valves	Monthly
Proper timing of stations	6 monthly
Proper time and day readings	Weekly
Exterior appearance	6 monthly
Valve operation	6 monthly
Open, close completely (weeping)	Weekly
Sprinkler operation	Weekly
Rotaries – clogged nozzles	2 monthly
Plant obstructed pattern	2 monthly
Arc coverage	2 monthly
Radius adjustment	2 monthly
Pop-up action	2 monthly
Riser seal leaks	2 monthly
Set to grade	2 monthly
Coverage pressure	2 monthly
Rotational speed	2 monthly
Clogged screens	2 monthly
Head damage	2 monthly
Piping	2 monthly
Leaks – broken or cracked pipe	As Needed
Bad solvent welds, bad threaded	As Needed
Connection	As Needed
Clogged pipe	As Needed

APPENDIX 2: PART B RAL APPROVED PLAN(S) & DOCUMENT(S)
Approved plans (DM#7823093) to be attached as pdf to document.



REED ROAD INVESTMENTS PTY LTD
PROPOSED BOUNDARY REALIGNMENT
LOTS 100 & 200
CANCELLING LOT 10 ON SP123049
REED ROAD, NAVIGATION DRIVE & DERWENT STREET, SMITHFIELD



ATTACHMENT 3: NOTICE OF INTENTION TO COMMENCE USE



Notice of Intention to Commence Use

DEVELOPMENT PERMIT
Planning Act 2016

Development Permit	8/30/455
Date of Approval	7 May 2025
Approved Use	Material Change of Use for a Multiple Dwelling
Location	Reed Road, Trinity Park
Property Description	Lot 10 on SP123049

I/we are hereby notifying Cairns Regional Council of my/our intention to commence the approved use outlined above

on _____ (insert date).

I have read the conditions of the Decision Notice issued and believe that all the applicable conditions have been complied with.

Applicant:


Address:

Contact Phone:

Signature of Applicant/Owner:

Date:

ATTACHMENT 4: INFRASTRUCTURE CHARGES CALCULATIONS

Attachment to Infrastructure Charges Notice														
Applicant Name:	Property Asset Partners Pty Ltd c/- Urban Sync	Development Application Number:	8/30/455											
Development Address:	Reed Road, Trinity Park	Preparing Officer:	H. Dayes											
Property Description:	Lot 10 on SP123049	Development Type:	Material Change of Use											
Parcel Number/s:	106783	Relevant Charges Policy:	Cairns Regional Council Charges Resolution No. 2 of 2021											
Estate Name & Stage:		Date Levied:	19-Feb-26											
DM5 Ref:	7824012	Index:	147.41											
Levied Charge Calculation														
AC - (BASE CHARGE)														
Category	Use		Quantity	Sub Total	Indexed Sub Total									
Residential uses	Multiple dwelling	Use component	60	\$ 981,879.00	\$1,205,196.79									
		Impervious area component		\$ 0.00	\$ 0.00									
Residential uses	Multiple dwelling	Use component	10	\$ 220,278.80	\$270,378.84									
		Impervious area component		\$ 0.00	\$ 0.00									
			PROPOSED CHARGE	\$1,202,157.80	\$1,475,575.63									
C - (CREDIT)														
Category	Use		Quantity	Sub Total	Indexed Sub Total									
Other development	Reconfiguring a lot	Use component	1	\$ 30,677.65	\$37,654.95									
		Impervious area component		\$ 0.00	\$ 0.00									
			EXISTING CHARGE	\$30,677.65	\$37,654.95									
<p>IMPORTANT NOTE: In accordance with section 3.5 of Council's Charges Resolution No 2 of 2021, all Levied Charges are subject to automatic indexation. Please contact Council's Development Assessment Team on 1300 692 247 or by email to townplanner@cairns.qld.gov.au to confirm the payment amount prior to payment.</p>				LC (LEVIED CHARGE)	\$1,171,480.15									
<p>REVIEWED: J. Wyatt <input checked="" type="checkbox"/></p>				<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td rowspan="4" style="width: 15%; text-align: center; vertical-align: middle;">OFFICE USE ONLY:</td> <td style="width: 15%; text-align: center;">DATE PAYABLE</td> <td style="text-align: center;">MCU - Before the change occurs</td> </tr> <tr> <td style="text-align: center;">DATE PAID</td> <td></td> </tr> <tr> <td style="text-align: center;">ACCOUNT</td> <td style="text-align: center;">T648 GL 05446</td> </tr> <tr> <td style="text-align: center;">RECEIPT NUMBER</td> <td></td> </tr> </table>		OFFICE USE ONLY:	DATE PAYABLE	MCU - Before the change occurs	DATE PAID		ACCOUNT	T648 GL 05446	RECEIPT NUMBER	
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Attachment to Infrastructure Charges Notice



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Property Description:	Lot 10 on SP123049	Development Type:	Reconfiguring a Lot
Parcel Number/s:	106783	Relevant Charges Policy:	Cairns Regional Council Charges Resolution No. 2 of 2021
Estate Name & Stage:		Date Levied:	19-Feb-26
DM5 Ref:	7824216	Index:	147.41

Levied Charge Calculation

AC - (BASE CHARGE)

Category	Use	Use component		Quantity	Sub Total	Indexed Sub Total	
Other development	Reconfiguring a lot	Use component	\$ 30,677.65	per lot	2	\$61,355.30	\$75,309.90
		Impervious area component	\$ -			\$0.00	\$0.00
PROPOSED CHARGE					\$61,355.30	\$75,309.90	

C - (CREDIT)

Category	Use	Use component		Quantity	Sub Total	Indexed Sub Total	
Other development	Reconfiguring a lot	Use component	\$ 30,677.65	per lot	1	\$30,677.65	\$37,654.95
		Impervious area component	\$ -			\$0.00	\$0.00
EXISTING CHARGE					\$30,677.65	\$37,654.95	

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LC (LEVIED CHARGE)	\$30,677.65	\$37,654.95
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REVIEWED: K. Nyko

OFFICE USE ONLY:	DATE PAYABLE	ROL - Before the Local Government approves the plan of subdivision
	DATE PAID	
	ACCOUNT	T648 GL 05446
	RECEIPT NUMBER	